

City Planning Commission
Staff Report
Tuesday, April 14, 2026

Zoning Docket 024-26

Prepared by: Jenna Burke

Date: April 21, 2026

Deadline for CPC action: 5/9/2026

CC Deadline: 60 Days from Receipt

City Council District: B - Harris

Applicant: Ernest N. Morial New Orleans Exhibition Hall Authority

Request: Text amendment to **Article 18** of the Comprehensive Zoning Ordinance to establish a new overlay district called the Convention Center Hotel Overlay District affecting the area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park. The overlay district would create new regulations affecting the permitted land uses, allowable building heights, floor area ration (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements.

Property Description: The entirety of Squares 12-A, 24-A, 25, and a portion of the Public Street, situated in the First Municipal District, generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park (Municipal Addresses: 1000 South Peters Street, 1001 Convention Center Boulevard, 1040 South Peters Street, John Churchill Chase Street between South Peters Street and Convention Center Boulevard)

Description

This application is a request to amend the Comprehensive Zoning Ordinance to establish an overlay district for a site formed by multiple small squares within the Warehouse District of the Central Business District (CBD). It would facilitate the development of the latest iteration of an anchor hotel for the Ernest N. Morial Convention Center, which has been in the works for well over a decade. The proposed language for the text amendment includes changes to the existing permitted land uses, allowable building heights, floor area ratio (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements.

In analyzing the proposed text amendment, staff focused on the intent of the Master Plan, particularly the Future Land Use Maps (FLUM), as well as existing boundaries and overlays, including historic districts, zoning districts, and maximum height maps. Because of the history and impact of height limits in the CBD, staff also consulted previous height studies and analyzed nearby similarly situated sites.

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Reason for Commission Review

The City Planning Commission is required to make a recommendation on all amendments to the text of the Comprehensive Zoning Ordinance prior to City Council action, in accordance with **Article 4, Section 4.2.D.3, Action by City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Reason for text amendment

The applicants, Ernest N. Morial New Orleans Exhibition Hall Authority (ENMNOEHA) and Sherman Strategies LLC, seek to construct a new high-rise hotel at the subject site, where the existing zoning would not otherwise allow a development of that height. As the proposal includes a number of considerations beyond a height variance, and all proposed uses were initially permitted in the CBD-2 zoning district, the applicant chose to request an overlay district rather than pursuing Board of Zoning Adjustment or alternate City Planning Commission applications. This request would eliminate the existing maximum height of 75 feet with a setback of up to 125 feet and replace it with unlimited height, to be regulated only by a Floor Area Ratio (FAR) of 12.

The area considered for the Convention Center Hotel Overlay District is comprised of three entire squares and a portion of a public street. The applicants have indicated that current plans call for 884,150 square feet in hotel gross square footage, with an additional 135,219 gross square footage for parking. Gross square footage totals 1,019,369 square feet. As the parcel (including the street developers intend to purchase) is 94,325 square feet in area, the minimum necessary FAR would be 10.8. The requested FAR of 12 would allow a total of 1,131,900 square feet in developable area.

The new upscale hotel would be the fifth largest hotel in New Orleans, and the first one with at least 1,000 rooms to be built in the city in more than 40 years¹.

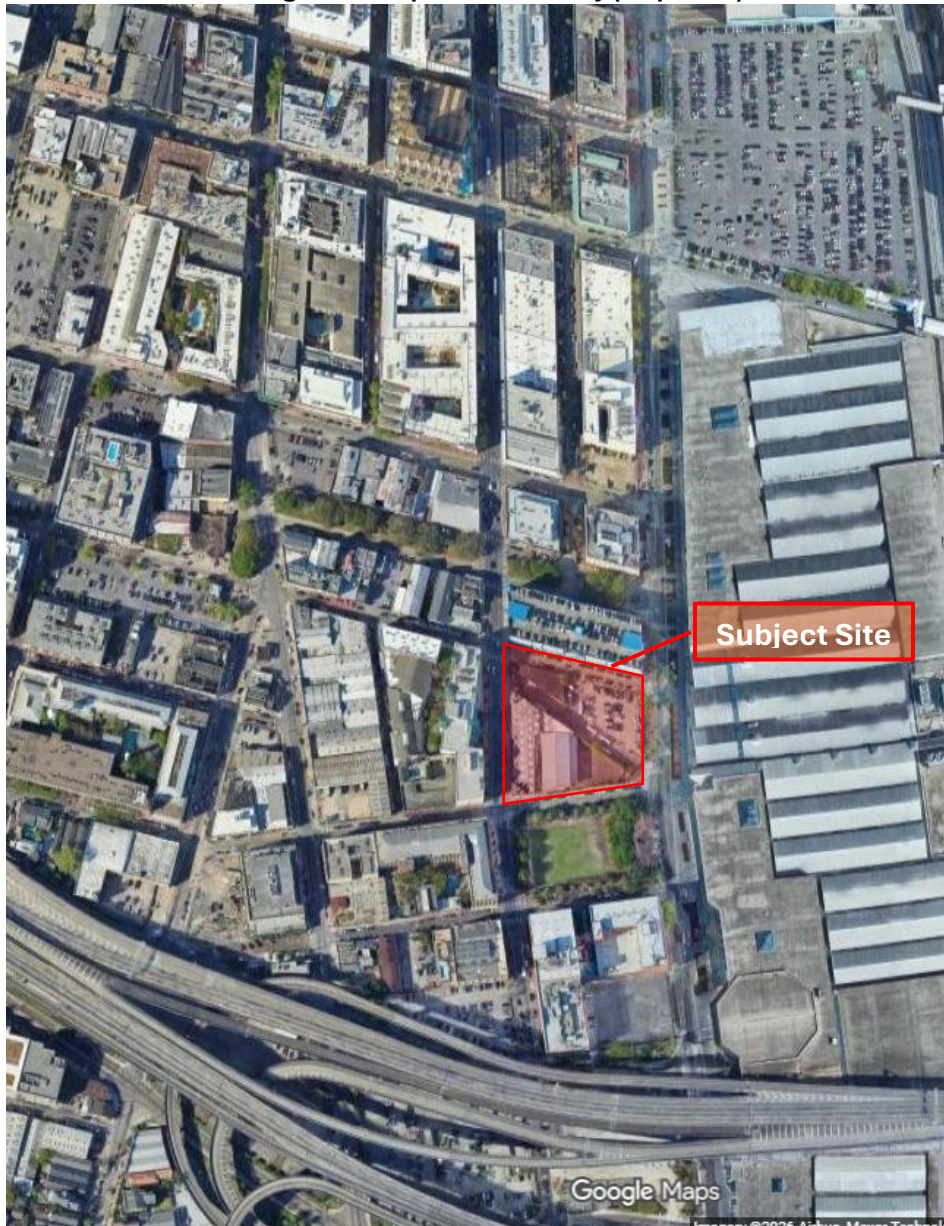
Area affected

The proposed text change would affect the area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park, including the following municipal addresses:

- 1000 South Peters Street,
- 1001 Convention Center Boulevard
- 1040 South Peters Street
- John Churchill Chase Street between South Peters Street and Convention Center Boulevard

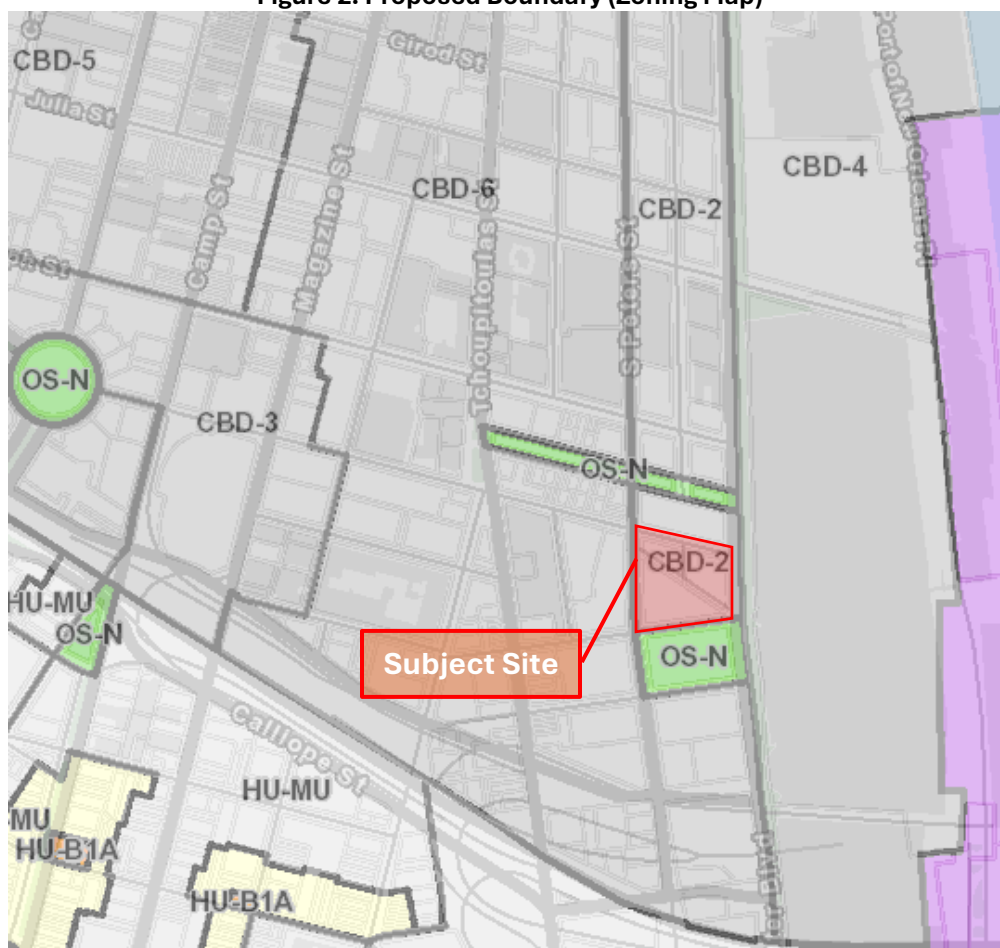
¹ Reducing Public Subsidies for New Orleans Convention Hotel; Bureau of Governmental Research; December 18, 2025; <https://www.bgr.org/report-index/reducing-public-subsidies-for-new-orleans-convention-hotel/>

Figure 1. Proposed Boundary (Map View)



(Source: Google Maps)

Figure 2. Proposed Boundary (Zoning Map)



(Source: Property Viewer)

This boundary area is comprised of three squares arranged generally within the footprint of a standard city block. It is bisected diagonally by Triangle Street, along with a portion of John Churchill Chase Street abutting Mississippi River Heritage Park that the applicant would acquire. Squares 25-A and 25 are currently developed with one- and two-story warehouse structures, respectively. Built in the early to mid-1900s, each is typical of historic development patterns in the Warehouse District, the CBD Historic District in which the site is located. Square 12 is currently a surface parking lot. Surrounding parcels include an eight-story parking garage, a one-story corner bar, a seven-story Hilton Garden Inn, the five-story Federal Fibre Mills Condominiums, the Mississippi River Heritage Park, an open space neighborhood park, and the Convention Center.

Existing Regulations and Changes Proposed by Applicant

Existing regulations

The site for the proposed overlay is zoned CBD-2 Historic Commercial and Mixed-Use District. This district is regulated by the following relevant sections of **Article 17** of the Comprehensive Zoning Ordinance. Sections referenced below are those that would be amended or otherwise negated by the proposed overlay. In the CBD Districts, maximum building height is not regulated by the base

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zoning district; rather it is regulated by **Article 17, Section 17.4.A.3 (Figures 17-2 & 17-3)** which display distinct height zones with varying maximums depending on property location. The Maximum Building Height zones of **Figures 17-2 and 17-3** (included below) were established with the adoption of the 2015 CZO. Prior to that, heights were generally regulated by zoning district.

Under the previous zoning ordinance, the subject site was in the CBD-9 district, which allowed for a FAR of 6 and maximum height of 85 feet, which could be increased up to 15% under specific circumstances. The 2012 Lafayette Square/Warehouse District Interim Zoning District was the first codified foray into height-specific zones that were not tied directly to a zoning district. This IZD was the result of the 2010 Revised Height Plan (preceded by the 2009 Upper CBD Height Study), commissioned by the Downtown Development District. The 75/125 ft & 6/10 stories height limit on the subject site has been unchanged since then. Hotels are a permitted use in CBD-2 districts, although the Transient Lodging Interim Zoning District temporarily reclassifies them as conditional uses.

17.2.B CBD-2 Historic Commercial and Mixed-Use District

The CBD-2 Historic Commercial and Mixed-Use District is intended to provide for the reuse of existing structures in historic districts and along prominent mixed-use corridors that frame the Central Business District. Buildings in the CBD-2 District provide small floor plates for office, retail, institutional, and residential uses that support the vitality of the Central Business District as a destination for residents and visitors. The CBD-2 District addresses unique corridors and historic districts within the Central Business District, including Convention Center Boulevard, the Picayune Place Historic District, and the central portion of Canal Street.

17.3.B.1 Required Uses for Ground Floors of Structures with Frontage on Multi-Modal/Pedestrian Corridors

In all CBD Districts, on sites that have at least fifty (50) feet of frontage along a multi-modal pedestrian corridor as defined in Section 17.6, at least twenty-five percent (25%) of the floor area of the ground story of a structure shall be allocated for occupancy by a commercial use authorized in the district and/or the related ancillary uses for a hotel/motel (as provided in Article 26), and/or the amenity components of a multi-family residence. Only the net floor area of the uses not including corridors or other spaces used in common with other uses, is counted in determining the amount of floor area allocated. Single-family dwellings, two-family dwellings, educational facilities, ferry terminals, public transportation wait stations, and townhouses are exempt from this use restriction.

17.4.A.2 Building Height

- a. *The maximum building height on a lot is indicated in Figure 17-2: Maximum Building Height. Those lots that are not subject to building height limits are subject to maximum floor area ratio (FAR) limits and are indicated in Figure 17-3: Maximum FAR.*

- b. *Within those blocks bounded by Canal, Iberville, North Peters, and Crozat Streets, where a lot fronts on two (2) or more principal street frontages, each with a different maximum building height, the maximum building height for each street frontage applies for a distance of eighty-three (83) feet from the centerline of the street. (See Figure 17-4: Height Applicability to Street Frontage for Certain Blocks for illustration and Figure 17-5: Height Example for Certain Lots Along Canal Street for an example).*

- c. The height designation of “75/125 ft & 6/10 Stories” on Figure 17-2 is interpreted as follows: a height limit of six (6) stories and seventy-five (75) feet applies within twenty (20) feet of all property lines adjacent to any public right-of-way, and a height limit of ten (10) stories and one hundred twenty-five (125) feet applies to all other portions of the lot.
- d. Where provided as accessory flat roof features, open spaces located on roofs shall be excluded from the calculation of building height in accordance with Section 21.6.

FIGURE 17-2: MAXIMUM BUILDING HEIGHT

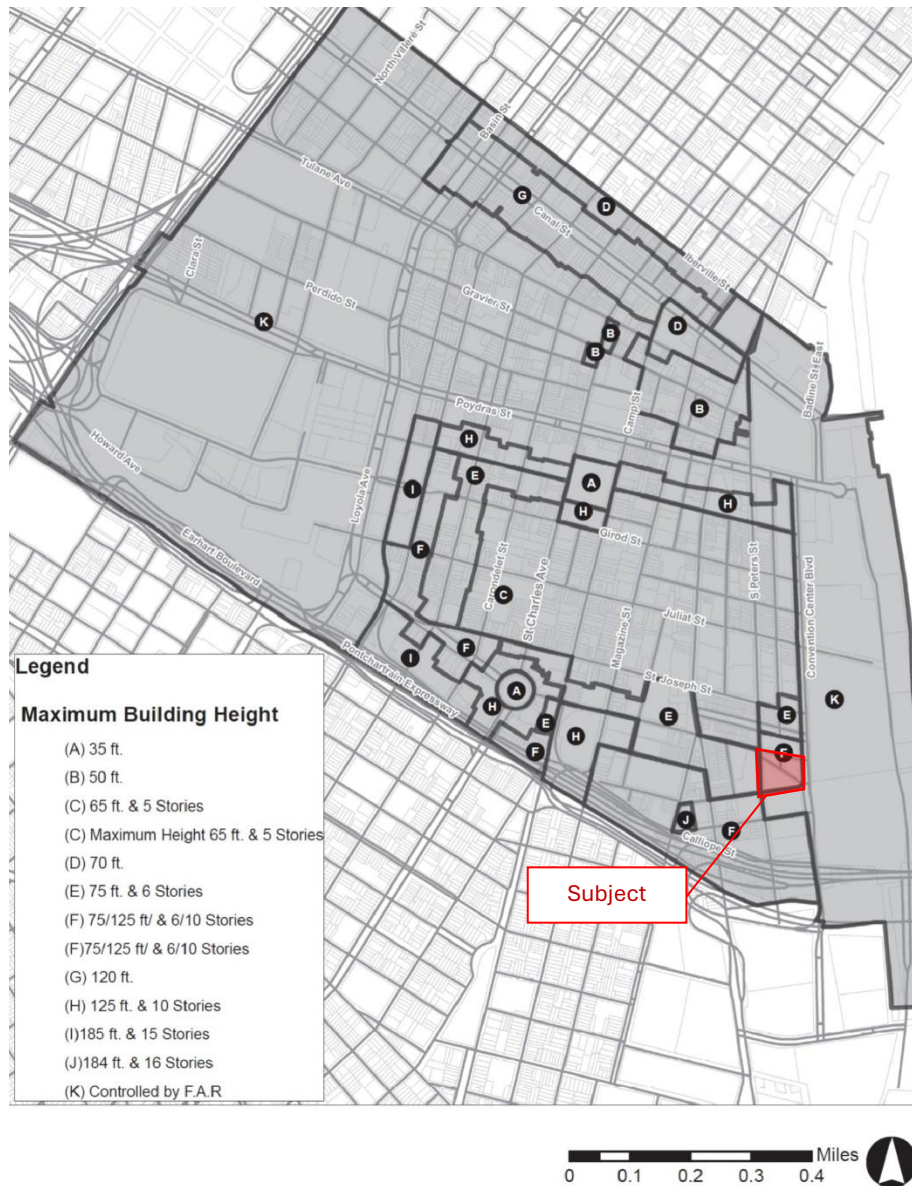
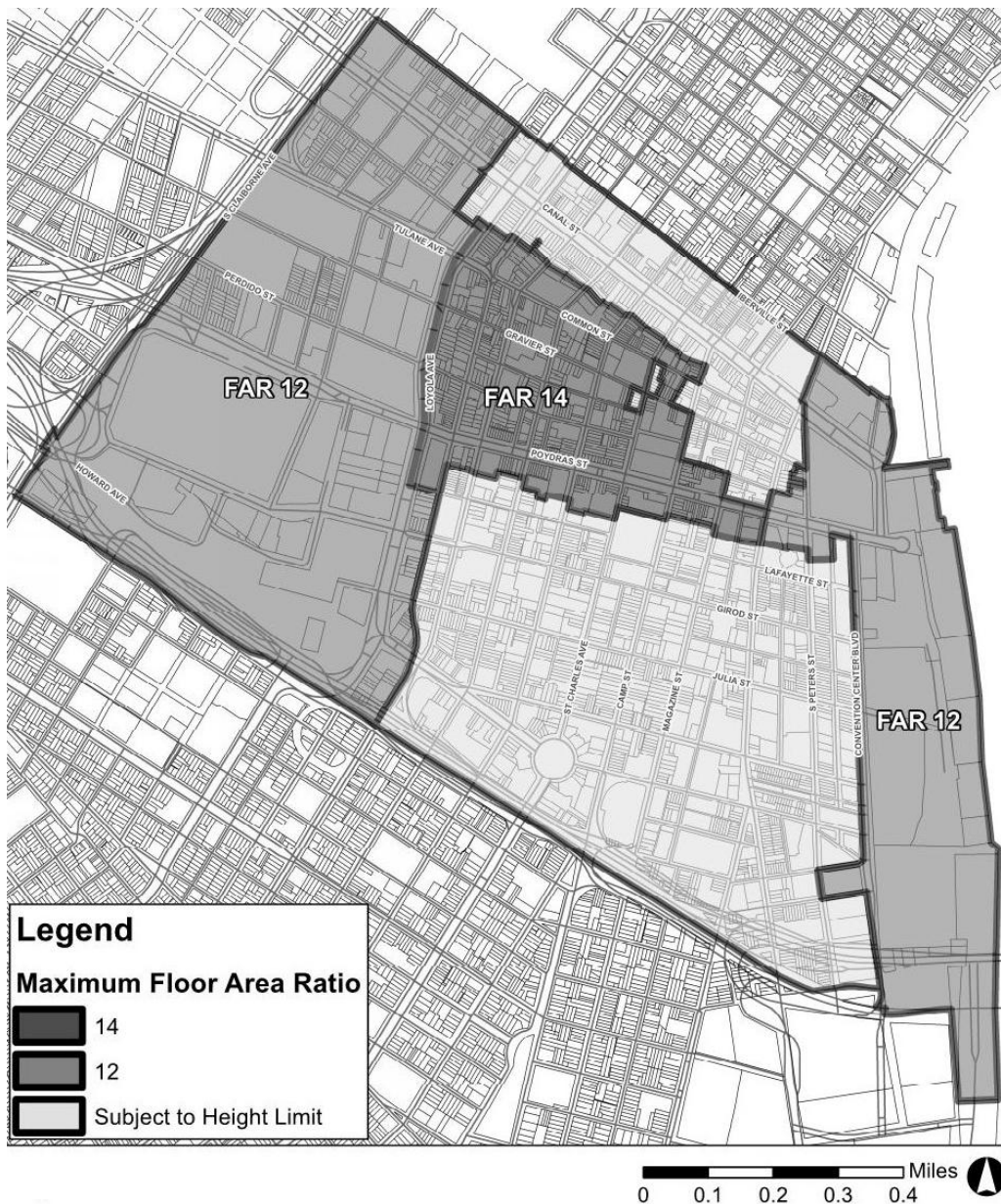


FIGURE 17-3: MAXIMUM FLOOR AREA RATIO



17.6.D Building Design

1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet. The façade that faces the corridor shall maintain a minimum transparency of fifty percent (50%). The bottom of any window used to satisfy this requirement may not be more than four and one-half (4.5) feet above the adjacent sidewalk. Windows shall be constructed of clear or lightly tinted glass. Tinting above twenty percent (20%) or reflective glass is prohibited.
2. All façades along the corridor shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.
3. Ventilation grates, emergency exit doors, and similar functional elements located on the façade along the corridor shall be designed as decorative elements and integrated into the

overall building design.

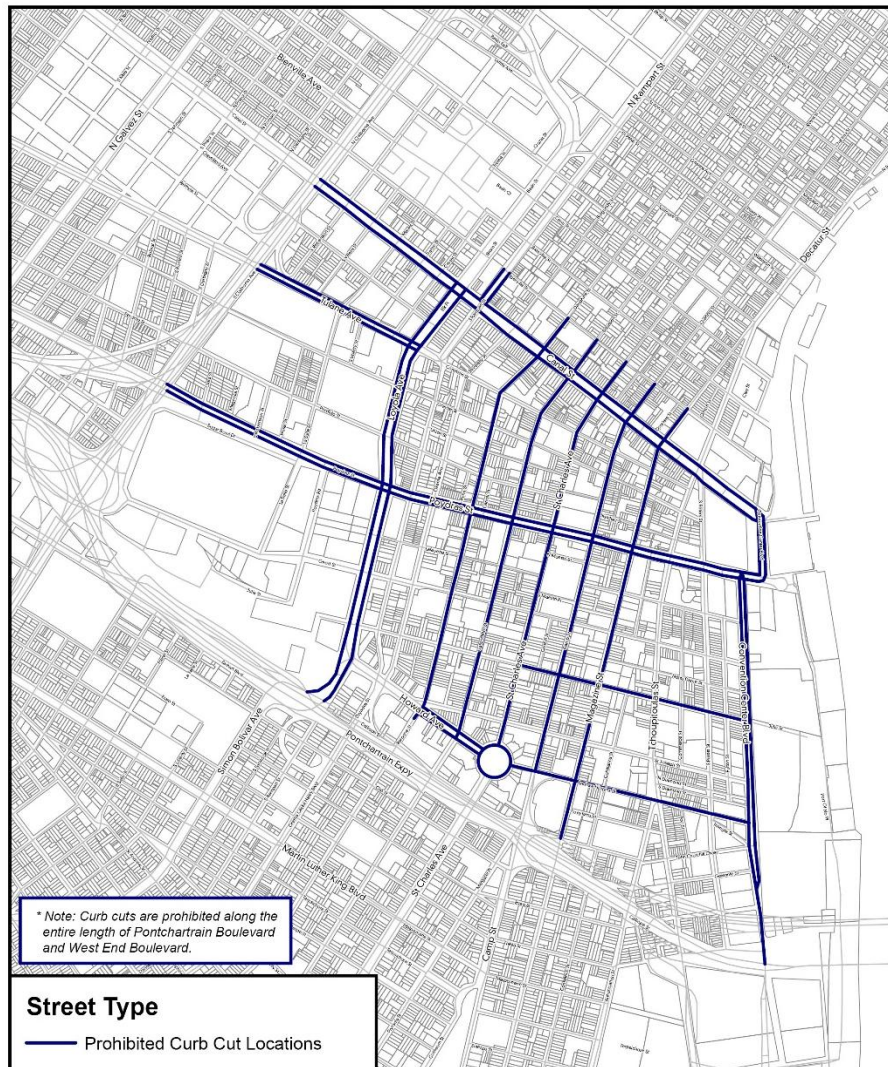
4. Structures shall maintain a primary entrance that fronts on the corridor. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.
5. The site shall be designed to ensure safe pedestrian access to the building from the street and from any parking areas. Safe pedestrian access to and from adjacent buildings is also required. Sidewalks shall extend to the lot line and connect to existing sidewalks on abutting property.
6. Mid-building pedestrian passages are encouraged. Such passageways shall be designed to be safe and well lit, providing convenient pedestrian access to and from areas such as parking lots and adjacent buildings, and/or service streets from the opposite sides of a building. Any passage shall be a minimum of eight (8) feet in width.
7. Building design shall be reviewed so that the primary entrance, travel between buildings, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.
8. When a ground floor parking structure is located along a corridor, it shall be subject to the ground story use restrictions in 17.3.B. Parking access to a parking structure is prohibited along multi-modal corridors.
9. Garage entrances, driveways, or loading bays are prohibited along a multi-modal pedestrian corridor unless eligible and granted conditional use approval in accordance with Article 22, Section 22.11.B Curb Cuts.
10. Bicycle parking is required in accordance with Article 22. Bicycle parking racks are encouraged to be decorative elements.
11. If a property abutting a multi-modal/pedestrian corridor is within the jurisdiction the New Orleans Historic District Landmarks Commission and/or the Central Business District Historic District Landmarks Commission, development of such property is subject to the approval of such Commission. Applicants shall refer to and comply with the Historic District Landmarks Commission procedures in the City Code. The New Orleans Historic District Landmarks Commission and/or Central Business District Historic District Landmarks Commission shall have no jurisdiction over use.

22.11.B Curb Cuts

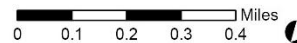
1. Curb cuts shall be limited to as few as possible, as determined by and with the permission of the Department of Public Works. Single-family dwellings are limited to one (1) curb cut, except as permitted below.
 - a. Circular drives are permitted only in the Rural Residential and Suburban Neighborhood Districts, except in the S-LRS1 District where they are prohibited. Circular drives shall meet all of the following standards:
 - i. An area is provided in the drive for a parking space. The parking space accessed by a circular drive shall be allowed to be located in between the front property line and the front facade of the principal structure.
 - ii. There is a minimum of three (3) feet between the drive and the side lot lines.
 - iii. The lot width is fifty (50) feet or greater.
 - iv. Approval is received from the Department of Public Works regarding the curb cuts.

- v. *None of the required yard and bulk requirements are violated.*
- b. *In the Suburban Neighborhood Districts, where existing two-family dwellings have been developed with two (2) curb cuts serving two (2) driveways, the curb cut and driveway configurations are deemed conforming and may be repaired, maintained, and replaced.*
- 2. *Curb cuts are limited to a maximum width of twenty-four (24) feet for two-way circulation, and a maximum width of twelve (12) feet for one-way circulation unless the Director of the Department of Public Works determines that circumstances require wider curb cuts for turning efficiency and/or safety. Curb cut widths are measured where a curb cut intersects with the property line.*
- 3. *Curb cuts are prohibited over the critical root zone of any tree as determined by the Department of Parks and Parkways.*
- 4. *Notwithstanding any other provisions of this Article, curb cuts for off-street parking or loading facilities are prohibited on the streets listed below (See Figure 22-9: Prohibited Curb Cut Locations). If no other means of vehicle access is available on these streets, a conditional use may be applied for but, as part of the evaluation, the Department of Public Works shall certify that there is no way to provide access on some other street. The following streets are restricted:*
 - a. *St. Charles Avenue, Howard Avenue to Canal Street, including the curvilinear portion of St. Charles Avenue that abuts the public space known as Lee Circle.*
 - b. *Canal Street, Claiborne Avenue to Convention Center Boulevard.*
 - c. *Magazine Street, Calliope Street to Canal Street.*
 - d. *Poydras Street, Claiborne Avenue to Convention Center Boulevard.*
 - e. *Julia Street, St. Charles Avenue to Convention Center Boulevard.*
 - f. *Camp Street, Andrew Higgins Drive to Canal Street.*
 - g. *Andrew Higgins Drive, St. Charles Avenue to Convention Center Boulevard.*
 - h. *N. Rampart Street, Canal Street to Iberville Street.*
 - i. *Howard Avenue, St. Charles Avenue to Baronne Street.*
 - j. *Baronne Street, Howard Avenue to Canal Street.*
 - k. *Convention Center Boulevard, Canal Street to Calliope Street.*
 - l. *Loyola Avenue, Canal Street to Calliope Street.*
 - m. *Carondelet Street, Canal Street to Howard Avenue.*
 - n. *Bourbon Street, Canal Street to Iberville Street.*
 - o. *Tulane Avenue, North Claiborne Avenue to Loyola Avenue/Elk Place.*
 - p. *Entire length of West End Boulevard.*
 - q. *Entire length of Pontchartrain Boulevard.*
 - r. *Royal Street, Canal Street to Iberville Street.*
 - s. *Decatur Street, Canal Street to Iberville Street.*
 - t. *Chartres Street, Canal Street to Iberville Street.*
 - u. *Dauphine Street, Canal Street to Iberville Street.*

FIGURE 22-9: PROHIBITED CURB CUT LOCATIONS



Prohibited Curb Cut Locations



City of New Orleans
 Comprehensive Zoning Ordinance

21.5.C.1 Non-Residential Uses

- a. *Light poles and building-mounted fixtures shall be designed with fully shielded luminaries. Such poles or mounts are limited to a maximum of eighteen (18) feet in height, except for industrial uses in Centers for Industry districts. For industrial uses in Centers for Industry districts, such poles or mounts are limited to a maximum of seventy-five (75) feet in height when an industrial property does not abut a residential district. When industrial uses in Centers for Industry districts are abutting a residential district, all light poles and building-mounted fixtures are limited to fifty (50) feet in height but may exceed fifty (50) feet if set back one (1) foot for each foot above fifty (50) feet up to seventy-five (75) feet.*

- b. *Light poles for outdoor recreational facilities, including those that are part of an educational facility, are limited to a maximum of sixty (60) feet in height.*

- c. *Lighting mounted on a non-residential structure is limited to a maximum height of fifteen (15) feet as measured from the first floor elevation.*

Regulations proposed by the Applicant

The applicant proposes the establishment of a new overlay district to be named the Convention Center Hotel Overlay District, the intent of which is to create new regulations affecting the permitted land uses, allowable building heights, floor area ratio (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements..

The proposed text additions are indicated by underlined text.

PROPOSED TEXT AMENDMENT LANGUAGE

ARTICLE 18 OVERLAY ZONING DISTRICTS

ARTICLE 18.2 PURPOSE STATEMENTS

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel (“CCH”) Overlay District is to support the development of a hospitality headquarters property adjacent to the City’s Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City’s hospitality needs, while interacting with the warehouse district neighborhood in a way that activates the streetscape, contributes to the built environment, creates economic development for the City, and furthers the Master Plan’s goals.

18.33 Convention Center Hotel Overlay District

18.33.A Applicability

The Convention Center Hotel (“CCH”) Overlay District shall apply to the following areas:

- 1. The area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park.**

18.33.B Uses

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. For the avoidance of doubt, Hotel use is permitted in the CCH Overlay District without necessity of a conditional use and property within the CCH Overlay District shall not otherwise

be affected by or subject to the provisions of the Transient Lodging Interim Zoning District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall not be subject to the maximum building height limits of Figure 17-2: Maximum Building Height. Lots in the CCH Overlay District shall be subject to a maximum floor area ratio (FAR) limit of 12.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

- 1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.**
- 2. All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.**
- 3. Ventilation grates, emergency exit doors, and similar functional elements located on the façade shall be designed as decorative elements and integrated into the overall building design.**
- 4. Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.**
- 5. The site shall be designed to ensure safe pedestrian access to the building from Convention Center Boulevard.**
- 6. Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.**
- 7. There shall be only one set of access ramps to on-site parking garages.**

18.33.E Bicycle Parking

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.33.F Off-Street Loading Spaces

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.33.G Curb Cuts

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New construction in the CCH Overlay District shall be permitted more than one curb cut per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with no maximum width, to accommodate the required loading spaces and trash service.

18.33.H Signage

In addition to the signage permitted by “Article 24 Signs,” Hotels in the CCH Overlay District shall be permitted the following additional signage:

- 1. Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.**
- 2. Tower portion of building: Additionally, for new construction over twenty (20) stories or above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.**
- 3. Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.**
- 4. Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per “Article 24 Signs”.**

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1.

Staff Analysis

The City’s Master Plan, the Plan for the 21st Century, gives all properties within the city a “future land use” map (FLUM) designation that serves as a basis for its zoning treatment. The subject site has a “Mixed-Use Downtown” FLUM designation. As discussed further below, the uses in this designation are primarily oriented toward high density office, multifamily residential, hotel, government, institutional entertainment and retail uses. However, Master Plan states that, “the scale of new development will vary depending on location within the CBD and will be determined by appropriate height and massing, particularly near historic districts.” As the subject site is within the Warehouse District Historic District, significant attention must be paid to the surrounding height and massing.

The applicant’s stated need for flexibility exists as a result of the site’s proposed use combined with a limited parcel area. The site also features frontages along two Multi-Modal/Pedestrian Corridors. The text proposed by the applicant essentially removes the conditions of the corridor design standards for the portion of the site along Andrew Higgins Drive. The applicant has indicated that the Department of Public Works requested that no curb cuts be installed on that frontage, as they will be repaving the street with brick in an upcoming streetscape project. As all curb cut uses are oriented towards the streets parallel to the river, the frontage along Andrew Higgins Drive is dedicated to back-of-house uses. While orientation and dimension may be amended, the language of the CZO rarely permits unrestricted uses. Based on submitted plans, staff has attempted to establish

reasonable limits on the number of curb cuts, signage, and exterior lighting heights.

As discussed in the *Existing Regulations* section of this report, the current height limits within the CBD were meticulously determined via multiple height studies ranging from 2009 to 2018, and guided by Historic Districts Landmarks Commission, City Planning Commission staff, Downtown Development District, and task forces composed of architects, developers, and other experts. The historic core of the CBD is subject to the most restrictive height limits, with very intentional increases to those limits at the peripheries of the CBD. The 2010 Revised Height Plan outlined and mapped a desired buildable envelope for every parcel within the study area with the intent of establishing clear and predictable height standards, moving away from past methods of zoning by waiver and proviso. The current height limit at the site of the proposed overlay district is 75 feet, with a setback of up to 125 feet, and a maximum of 6 stories, with a setback of up to 10 stories. It has been recommended since 2010 and codified since 2012. The proposed text amendment requests a height limit subject to a FAR of 12, which is how heights were regulated prior to those height studies and resulting designations².

Figure 3. Maximum Zoning Height for Study Area



(Source: 2017 CBD Height Study Prepared by H3 for the Downtown Development District)

The applicants have indicated that current plans call for 884,150 square feet in hotel gross square footage, with an additional 135,219 gross square footage for parking. Gross square footage totals 1,019,369 square feet. As the parcel (including the street) is 94,325 square feet in area, the minimum necessary FAR would be 10.8. The requested FAR of 12 would allow a total of 1,131,900 square feet in developable area. As this would be the only developable property fronting either Convention

² As noted in the Existing Regulations section of this report, the previous FAR for this site was 6, with a maximum height of 85 feet.

Center Boulevard or South Peters Street (aside of course from the Convention Center itself) with a FAR of 12, staff finds that designation inconsistent with the Master Plan.

Although not part of the proposed overlay, it should be noted that the 2017 CBD Height Study called for the height and zoning of the adjacent Mississippi River Heritage Park to “resolved” to remedy the inconsistency between the park’s unlimited height allowance and FAR limit of 12 and the fact that it is used as an undeveloped, open green space³. In discussions with members of the study task force, it was noted that the park’s FAR of 12 was not intended to promote excessive height, but instead remains unresolved. Because the OS-N Neighborhood Open Space does not permit uses that could result in excessive height, it has not been addressed.

The Master Plan states that the scale of new development under the Mixed Use Downtown designation (where the site is situated), “will vary depending on location within the CBD and will be determined by appropriate height and massing, particularly near historic districts.” Staff takes this to mean that the zoning must provide some opportunity for additional height, but re-implementing a FAR system – particularly one that is double what has previously been contemplated – is not appropriate. This necessitates a thoughtful consideration of an appropriate height. Staff researched three comparable areas within the CBD to analyze when determining that appropriate height, as well as the provisions of the Convention Center Neighborhood (CCN) Overlay District⁴, located just across the Pontchartrain Expressway, but common in purpose. The intent is to find a height – or range in height – that is appropriate according to the Master Plan and Comprehensive Zoning Ordinance.

CBD Study Area

Staff took a data-driven approach to determining potential height ranges or maximums. A sample area was considered, consisting of three similarly situated sets of structures in the CBD. The primary area of comparison included eleven developed properties over 125 feet (the current maximum setback height at the subject site) located between Canal Street and the Pontchartrain Expressway, and Tchoupitoulas Street and the Mississippi River⁵. Almost all functioned solely as hotels, with a concentration of particularly tall structures near the foot of Canal Street. Most of these were constructed in the 20th century. The second area was the recently redeveloped South Market District. Although these two (2) properties are primarily residential, they feature the same future land use designation as the subject area and represent newer development trends. The third set of CBD sites remains undeveloped. This third set of CBD sites includes Warehouse District developments that went before the Board of Zoning Adjustments requesting height variances. All three (3) were approved, but faced various hurdles, and none were ultimately developed.

3 2017 CBD Height Study Prepared by H3 for the Downtown Development District

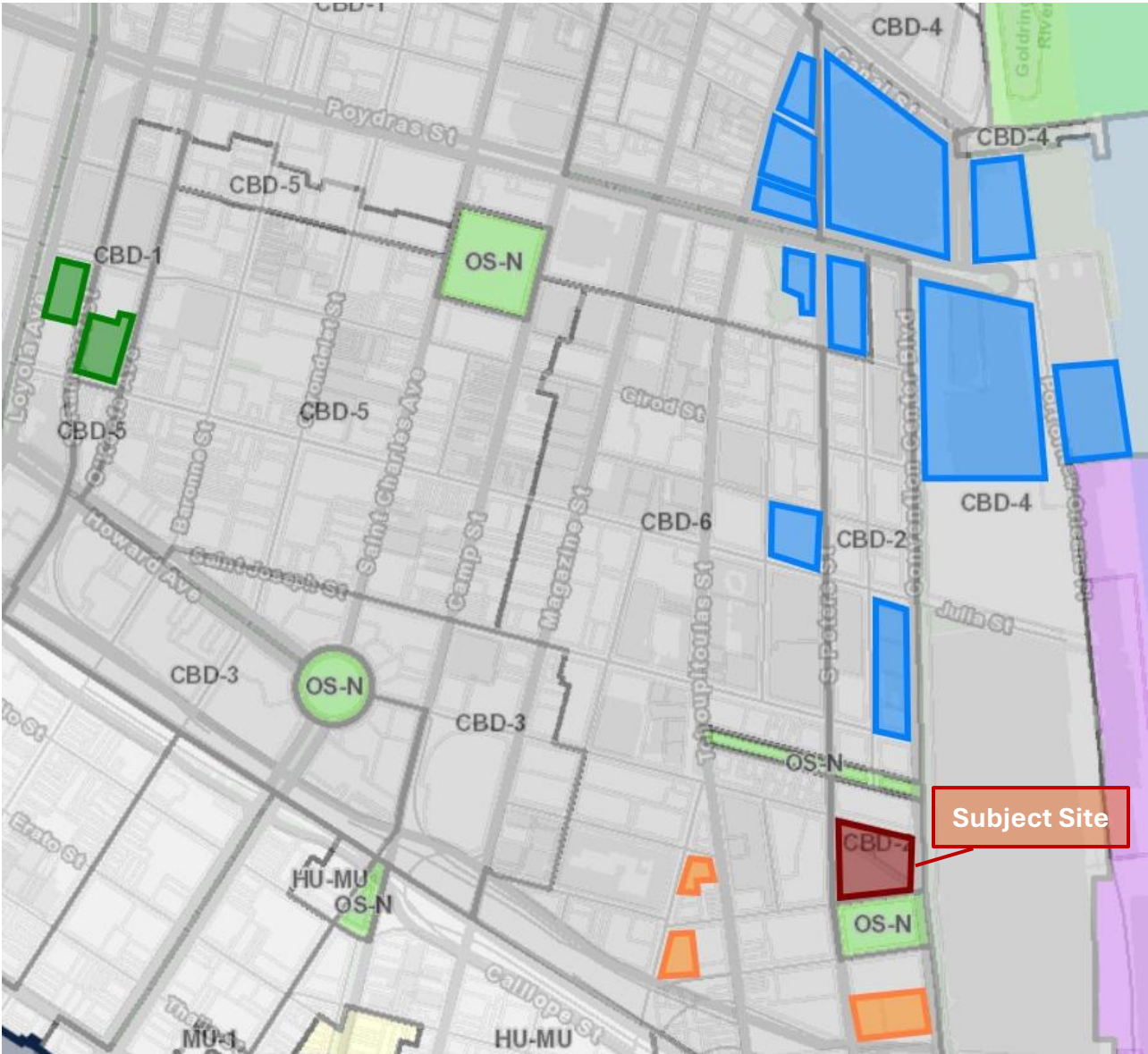
https://downtownnola.com/wp-content/uploads/2017/11/Task_Force_DDD_Final_Report_2017JULY24.pdf

4 Article 18, Section 18.24 CCN (Convention Center Neighborhood) Overlay District

<http://czo.nola.gov/Article-18#18-24>

5 Highlighted blue in Table 1

Figure 4. CBD Study Area⁶



(Sources: Property Viewer and Staff)

6 Parcel colors correspond to their grouping on the Table 1. Height and Details in the CBD Study Area
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Table 1. Heights and Details in CBD Study Area

Development (min 125 ft)	Address	Height (in feet)	Completed	Zoning	FLUM	Historic District	Height Limit
Marriott Convention Center	859 Convention Center Blvd.	135	2005	CBD-2	DMU	Warehouse District	65 ft 5 stories
DoubleTree Canal	300 Canal St	158	1973	CBD-2	DMU	none	50 ft
Embassy Suites	315 Julia St	170	1983	CBD-6	DCN-MU	Warehouse District	65 ft 5 stories
One River Place	600 Port of New Orleans Pl	180	1992	CBD-4	DE	none	FAR 12
Caesar's Casino Hotel	228 Canal St	188	2023	CBD-4	DE	none	FAR 12
Windsor Court	300 Gravier St	253	1984	CBD-2	DMU	none	50 ft
Loews	300 Poydras St	276	1972	CBD-1	DMU	Warehouse District	FAR 12
Le Meridien	333 Poydras St	279	1984	CBD-2	DMU	none	FAR 12
Caesar's Poydras	224 Poydras St	327	2006	CBD-1	DMU	Warehouse District	FAR 12
Hilton Riverside	2 Poydras St.	341	1977	CBD-4	DE	none	FAR 12
Four Seasons	2 Canal St	407	1967	CBD-4	DE	none	FAR 12
Odeon	1100 Girod	325	2020	CBD-1	DMU	none	FAR 12
Standard at South Market	1001 Julia	192	2018	CBD-1	DMU	none	185 ft. & 15 Stories
Tracage	1100 Annunciation	182	undeveloped	CBD-6	DCN-MU	Warehouse District	184 ft. & 16 Stories
Lola	1148 South Peters	180	addition not constructed	CBD-6	DCN-MU	Warehouse District	75/125 ft
BCH Metal Works	1020 Annunciation	125	undeveloped	CBD-6	DCN-MU	Warehouse District	75/125 ft 6/10 Stories

(Sources: intensive staff research and the Comprehensive Zoning Ordinance)

Staff considered all commonalities among the study sites, particularly FLUM designation and proximity to historic districts. The only site with the same zoning (CBD-2), FLUM (DMU), and CBD-HDLC designation (Warehouse District) is the Marriott Convention Center, which boasts a height of 135 feet. Rather than taking a simple average of all properties, staff calculated a series of averages based on a number of considerations. If the most weight is to be placed on the future land use designation, with proximity to historic districts and recent precedents under strong consideration, a height range of 200 to 250 feet is consistent with precedent. This range becomes apparent when analyzing the heights of comparable properties by category.

Figure 5. Marriott Convention Center



(Source: Marriott Website)

The three (3) most comparable sites are all located along the Convention Center Boulevard corridor. As noted above, the Marriott Convention Center aligns with all three (3) primary zoning criteria. But the criteria at the crux of the analysis are FLUM and historic district. The Loews Hotel and Caesar's Hotel on Poydras (notably next door to each other) are also DMU and in the Warehouse District. They are prominently located on Poydras Street, dense with high-rises, but their heights of 276 and 327 feet, respectively, provide precedent for hotels towards the 250-foot range.

Figure 5. Loews Hotel



(Source: Wikipedia)

Figure 5. Caesar's Hotel Poydras Street



(Source: Booking.com)

To provide a more faceted analysis, staff also calculated a series of average heights, giving a sense of range. The table below represents the average heights of the 16 surveyed properties according to relevant criteria. It is a summary of first table by category, including zoning, FLUM, historic districts, height regulations, study areas, and date of construction.

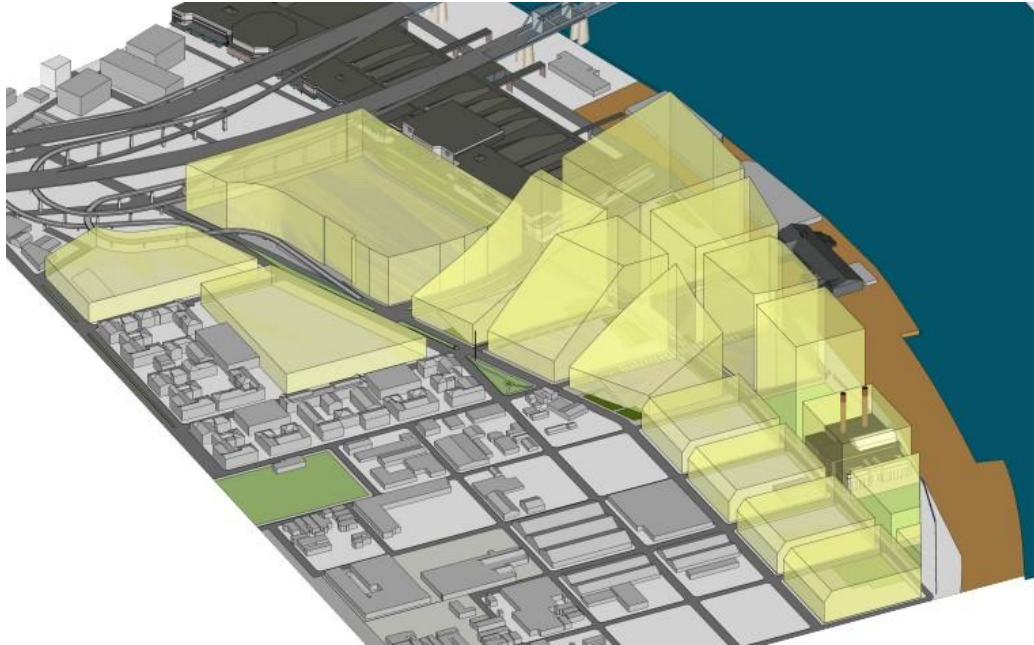
Table 2. Averages of Comparable Sites in Study Area

Category	Average (in feet)
CBD-2	206.25
DMU	243.13
Warehouse District	199.29
Maximum Height (<i>existing</i>)	152.5
FAR12 (<i>proposed</i>)	290.38
Nearby BZA Variances	162.33
South Market	258
Convention Center Corridor	246.73
21st Century	206.75
All Comparable Sites	232.38

Convention Center Neighborhood (CCN) Overlay District

In addition to reviewing developments of comparable scale in other parts of the CBD, this analysis must also reference the nearby Convention Center Neighborhood Overlay District, which was created in part to support larger developments in the vicinity of the Convention Center. Created in 2017 via ZD 102/16 and amended by ZD 064/22 in 2023, the CCN Overlay District’s stated purpose is to promote development of the land adjacent to the Convention Center and overlooking the Mississippi River to create an inclusive, walkable, mixed-use, and mixed-income neighborhood that provides public benefits such as open spaces; district-based stormwater management systems; the incorporation of traffic analysis and planning for multi-modal transportation opportunities; affordable and workforce housing; and building design standards tailored for the development. The original 2016 proposal anticipated a much smaller site than was ultimately codified in 2023, but importantly suggested a maximum height of 400 feet, approvable via a Planned Development process.

Figure 5. CZO Article 18, Section 18.24.D.6, Figure 18-7: Maximum Building Height - Perspective



(Source: Comprehensive Zoning Ordinance)

This maximum height is possible at sites on the river side of Tchoupitoulas in the Lower Garden District. Importantly, the 400-foot maximum is part of a comprehensive package of contemplated building envelopes, with other structures farther from the river approaching that height with an increasing gradient determined by line-of-sight calculations. The significant height allowances are considered within a larger context of development, rather than on an individual site in an already-developed area.

That additional height is also part of a package of public benefits (discussed in the CCN District’s purpose statement) that would revitalize severely underutilized land in close proximity to a neighborhood in need of housing, jobs, and improved infrastructure. There have been discussions between the City and the developer of the subject site to lease and maintain the adjacent Mississippi River Heritage Park. While this would be a clear public benefit, it does not rise to the holistic approach of the contemplated upriver development.

Staff also considered comparative proximity between the subject site, CBD Study Area, and CCN District. Does the potential for height just on the other side of the Pontchartrain Expressway justify a similar height in the Warehouse District? The subject site is a well-established part of the downtown environment and does not relate to the Lower Garden District in the same way it relates to the whole of the CBD. The continuity along Convention Center Boulevard to the CCN District does hint at a relationship and thus a modicum of additional height, but again does not rise to the defense of hundreds of feet in height beyond the existing maximum. The vibrant downtown CBD context is enhanced by the predictable scale of development, walkability, and access to attractive amenities. In order to maintain that ecosystem and the economic benefits it provides, that massing must be maintained and complemented by new development.

Staff therefore recommend that the overlay district allow for existing uses, with the following changes to existing standards.

ARTICLE 18 OVERLAY ZONING DISTRICTS

ARTICLE 18.2 PURPOSE STATEMENTS

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel (“CCH”) Overlay District is to support the thoughtful development of a hospitality headquarters property adjacent to the City’s Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City’s hospitality needs, while interacting with the Warehouse District neighborhood in a way that activates the streetscape, contributes to the built environment, complements historic infrastructure, creates economic development for the City, and furthers the Master Plan’s goals.

...

18.33 Convention Center Hotel Overlay District

18.33.A Applicability

The Convention Center Hotel (“CCH”) Overlay District shall apply to the following areas:

- 1. The area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park.**

18.33.B Uses

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. For the avoidance of doubt, Hotel use is permitted in the CCH Overlay District without necessity of a conditional use and property within the CCH Overlay District shall not otherwise be affected by or subject to the provisions of the Transient Lodging Interim Zoning District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall be subject to a maximum building height of 250 feet.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

- 1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.**

2. All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.
3. Ventilation grates, emergency exit doors, and similar functional elements located on the façade shall be designed as decorative elements and integrated into the overall building design.
4. Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.
5. The site shall be designed to ensure safe pedestrian access to the building from ~~Convention Center Boulevard~~ **the street and from any parking areas. Safe pedestrian access to and from adjacent buildings is also required.**
6. Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.
7. There shall be only one set of access ramps to on-site parking garages.

18.33.E Bicycle Parking

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.33.F Off-Street Loading Spaces

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.33.G Curb Cuts

New construction in the CCH Overlay District shall be permitted ~~more than one~~ **a maximum of two** curb cuts per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with ~~no~~ **a maximum width of 120 feet,** to accommodate the required loading spaces and trash service.

18.33.H Signage

In addition to the signage permitted by “Article 24 Signs”, Hotels in the CCH Overlay District shall be permitted the following additional signage:

5. Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.
6. Tower portion of building: Additionally, for new construction over twenty (20) stories or

above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.

7. Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.
8. Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per “Article 24 Signs.”

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1, but must be limited to the heights and locations on stamped plans. All lighting is subject to the regulations within Section 21.5.A.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council are required to consider the standards in **Table 4-1: Standards for Zoning Amendments** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met with staff’s recommendation. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Chapter 13: Land Use Plan of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Mixed-Use Downtown.” The goal, range of uses, and development character for the designation are copied below:

MIXED-USE DOWNTOWN

Goal: Support and encourage a vibrant, 24-hour live-work-play environment in the Central Business District, and provide areas to support a high density office corridor.

Range of Uses: High density office, multifamily residential, hotel, government, institutional entertainment and retail uses. No new heavy or light industrial uses allowed. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The scale of new development will vary depending on location within the CBD and will be determined by appropriate height and massing, particularly near

historic districts. Incorporate risk reduction and adaptation strategies in the built environment.

This future land use map (FLUM) classification is at the core of staff's analysis. Any zoning ordinance that affects the proposed Convention Center Hotel site, be it a base zoning district or overlay district, must be consistent with the FLUM classification. To be consistent, it must further or not interfere with the classification's development goals.

The Mixed-Use Downtown (DMU) classification's general intent is to allow a variety of uses that promotes the downtown live-work-play ethos. A hotel is within the anticipated range of uses, as any ancillary uses likely would be. The development character for DMU directly references the height and massing of new development, noting that proximity to historic districts should guide the scale of that development. As the subject site is located within the Warehouse District Historic District, that consideration is further amplified. Staff is concerned that an overlay district that would essentially eliminate height and massing restrictions would interfere with the development character of the site's FLUM classification.

Given the FLUM considerations, the provisions of the overlay should be more in line with existing and anticipated development, as outlined in the *Staff Analysis* section of this report. The excessive height that would result from an FAR of 12 is out of scale with surrounding historic properties and therefore not consistent with the Master Plan.

In order to analyze the proposed height and FAR, the staff not only looked to the surrounding Warehouse District (in which the overall height, massing, and scale are generally significantly less than what is being proposed for this site), but also looked at similarly-situated examples of how building height has been addressed where the DMU FLUM designation exists in near proximity to historic districts (see Table 1). The majority of these examples were developed prior to the current zoning ordinance. Of those approved under the current CZO, the heights range from 125 to 325 feet, and they are generally clustered around other taller structures. Like these other examples, however, the site's location at the periphery of the Warehouse District Historic District and directly adjacent to the Convention Center weighs in favor of additional height.

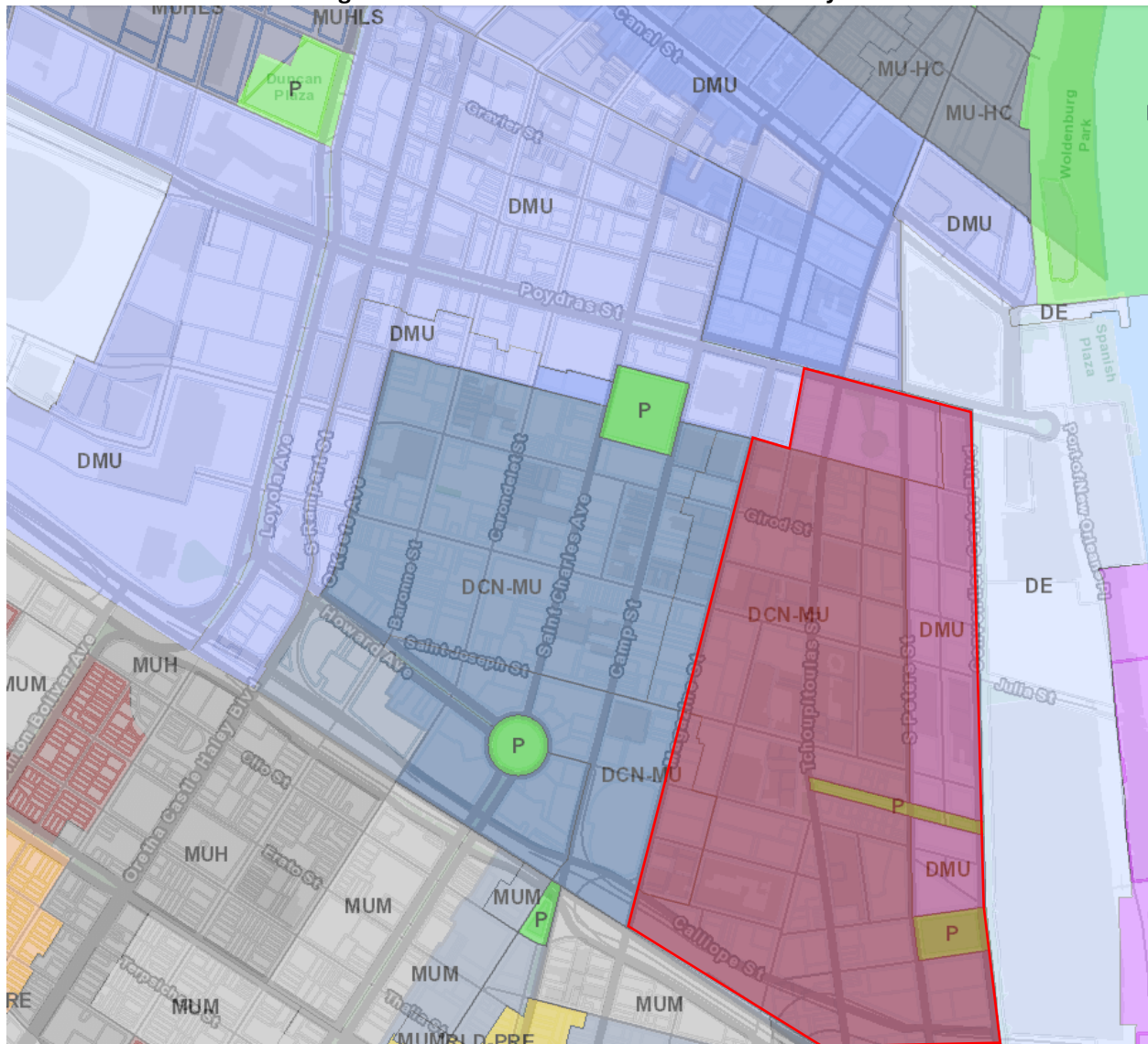
Additionally, the staff evaluated the proposal in the context of the River District development (CCN Overlay), which is located at the upriver end of the Convention Center facility. While a maximum height of 400 feet is permissible in some portions of this development, the height was permitted to facilitate the provision of significant public benefits throughout the larger development site (e.g., affordable housing, new park spaces, infrastructure improvements, coordinated design, etc.). No such benefits are proposed in conjunction with this proposal.

The Master Plan provides that the scale of new development in the Mixed-Use Downtown FLUM-designated areas should be assessed based upon the location of the proposed site within the CBD. The location of this proposal is on the periphery of the Warehouse District, immediately adjacent to the Convention Center, and in between the cluster of high-rise buildings at the foot of Poydras Street and the anticipated cluster of high-rise buildings planned for the River District. These factors all weigh in favor of allowing additional height at this location. However, this location is separate from the clusters of high-rise buildings in the CBD, is within the historic district boundaries (as opposed to adjacent or nearby), and is not part of a large-scale holistic development plan that provides significant public benefits to offset the impact of the height. These factors all weigh against

maximizing the height in the same way as either the CBD clusters or the CCN Overlay.

Balancing these factors, the staff believes that additional height is appropriate at this location, but not to the extent proposed by the applicant. Given the range of similarly-situated high-rise buildings existing in the CBD, the staff believes that a more acceptable range for this location would be 200 to 250 feet.

Figure 6. FLUM and Warehouse District Overlay



(Source: Property Viewer)

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The text amendment would not alter the place designation of the zoning district.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met with staff's recommendation. There is a distinct need to balance economic development with the well-being of a neighborhood, especially one as significant as the Warehouse District and its surroundings. The proposed text amendment seeks to create a significant site that would benefit the hospitality industry. Staff's recommendations seek to make that development more compatible with the existing infrastructure, ensuring a better balance between the needs of residents and visitors.

The proposed amendment is compatible with the intent and general regulations of this Ordinance.

This standard is met. As recommended, the text amendment will allow for the development of a large-scale, but somewhat compatible hotel development in an area where the uses are most appropriate. Staff's additions create an avenue for intense development that is more consistent with the existing and intended scale of development in the neighborhood.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met. The overlay reflects a change in policy to find a new means of establishing the hospitality headquarters for the Convention Center.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met with staff's recommendations. The proposed text amendment would benefit the City's economic development with jobs, improved tax base, and redevelopment of a somewhat underutilized site. However, the development's addition to height and traffic – especially in a mixed-use neighborhood adjacent to residential and recreational spaces – must be balanced with the needs of other users including the Convention Center, various hospitality and economic development interests, and other area commercial uses and residents.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is met with staff's recommendations. Although a few large-scale hotel projects in the area have been planned, applied for, and even approved in the past decade, few if any have come to fruition. Unlike the previous iteration of the anchor hotel (in the Convention Center Neighborhood Overlay District), this area does not suffer from significant long-standing vacancies. However, the need to create opportunities for competitive economic development in the direct vicinity of the Convention Center remains a goal in the Master Plan. By balancing the need for height and massing at the subject site with existing infrastructure and regulations, this standard may be met.

The proposed amendment does not create a significant number of nonconformities.

This standard is met with staff's recommendations. This overlay district would not create significant non-conformities as it allows the current land use to continue. With staff's thorough height analysis, the recommendations are based on anticipated and similarly situated developments.

Preliminary Staff Recommendation

After discussions with the applicant, staff recommend **deferral** of Zoning Docket 024/26 to the April 14th meeting to allow time for the applicant to submit updated plans and details regarding the request. Staff will also require additional time to review updated materials and comments while coordinating with involved stakeholders.

City Planning Commission Meeting (March 10, 2026)

Staff summarized the application and presented its recommendation of deferral to the April 14th meeting. Commissioner Jordan moved to defer to the April 14th meeting to allow adequate time for review by staff and input from the applicant and other stakeholders. Commissioner Poche seconded. The motion passed unanimously.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 024/26 IS HEREBY DEFERRED TO THE APRIL 14 CITY PLANNING COMMISSION MEETING.

YEAS: Jordan, Poche, Joshi-Gupta, Steeg, and Witry

NAYS: none

ABSENT: Flick

Staff Recommendation

Staff recommends **MODIFIED APPROVAL** of Zoning Docket 024/26 with the following zoning text changes. The proposed text additions are indicated by **bold underlined** text.

ARTICLE 18 OVERLAY ZONING DISTRICTS

ARTICLE 18.2 PURPOSE STATEMENTS

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel (“CCH”) Overlay District is to support the thoughtful development of a hospitality headquarters property adjacent to the City’s Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City’s hospitality needs, while interacting with the Warehouse District neighborhood in a way that activates the streetscape, contributes to the built environment, complements historic infrastructure, creates economic development for the City, and furthers the Master Plan’s goals.

ZD 024/26

27

...

18.33 Convention Center Hotel Overlay District

18.33.A Applicability

The Convention Center Hotel (“CCH”) Overlay District shall apply to the following areas:

- 1. The area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park.**

18.33.B Uses

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. For the avoidance of doubt, Hotel use is permitted in the CCH Overlay District without necessity of a conditional use and property within the CCH Overlay District shall not otherwise be affected by or subject to the provisions of the Transient Lodging Interim Zoning District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall be subject to a maximum building height of 250 feet.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

- 1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.**
- 2. All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.**
- 3. Ventilation grates, emergency exit doors, and similar functional elements located on the façade shall be designed as decorative elements and integrated into the overall building design.**
- 4. Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.**
- 5. The site shall be designed to ensure safe pedestrian access to the building from the street and from any parking areas. Safe pedestrian access to and from adjacent buildings is also required.**
- 6. Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by**

a person utilizing a mobility device.

7. There shall be only one set of access ramps to on-site parking garages.

18.33.E Bicycle Parking

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.33.F Off-Street Loading Spaces

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.33.G Curb Cuts

New construction in the CCH Overlay District shall be permitted a maximum of two curb cuts per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with a maximum width of 120 feet, to accommodate the required loading spaces and trash service.

18.33.H Signage

In addition to the signage permitted by "Article 24 Signs", Hotels in the CCH Overlay District shall be permitted the following additional signage:

1. Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.
2. Tower portion of building: Additionally, for new construction over twenty (20) stories or above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.
3. Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.
4. Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per "Article 24 Signs."

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1, but must be limited to the heights and locations on stamped plans. All lighting is subject to the regulations within Section 21.5.A.

Staff summarized the application and presented its recommendation of modified approval. The Commission received a significant amount of public comment both in favor and in opposition of the application and project as a whole.

Proponents included representatives of the developers and representatives of the New Orleans hospitality industry. The consensus from members of the tourism and hotel industry was that a project of this scale is necessary for economic development. They cited the need for more hotel rooms and convention spaces adjacent to the Convention Center. Advocates for workforce development also spoke in favor of the jobs this project could create. Representatives of the developer included Omni executive staff, consultants from Sherman Strategies, and the site's architect.

Those in opposition included Warehouse District neighbors, an advocate from the Preservation Resource Center, and hospitality workers. Residents expressed concerns with the economic implications of this development. They noted an overall lack of transparency in the project so far, as well as issues with the public financing.

Upon rebuttal to the public comment in opposition, Mike Sherman, a representative of the developer, mentioned a traffic study that was submitted to the Department of Public Works that would also be distributed publicly. He discussed infrastructure improvements and a tax structure that he said would benefit the neighborhood and city.

The Commission asked staff to clarify height recommendations and how they were determined. Staff noted the detailed data analysis included in the report as well as staff's consideration of the public benefit. During this discussion, proponents insisted that the staff-recommended height limit was not feasible for the project, but ultimately the project architect noted that it might be possible, but difficult. Commissioners stated that they would prefer to see a "lower building."

Commissioner Joshi Gupta moved to accept the staff's recommendations, but with a height determined by a floor area ratio of 12 rather than the recommended height limit. She noted that the decision to accept the applicant's request was due to the economic development the project would provide. Commissioner Steeg seconded the motion and echoed Commissioner Joshi Gupta's comments regarding the benefits of the development. The motion was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 024/26 IS HEREBY RECOMMENDED FOR APPROVAL WITH THE FOLLOWING ZONING TEXT CHANGES. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

ARTICLE 18 OVERLAY ZONING DISTRICTS

ARTICLE 18.2 PURPOSE STATEMENTS

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel (“CCH”) Overlay District is to support the thoughtful development of a hospitality headquarters property adjacent to the City’s Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City’s hospitality needs, while interacting with the Warehouse District neighborhood in a way that activates the streetscape, contributes to the built environment, complements historic infrastructure, creates economic development for the City, and furthers the Master Plan’s goals.

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All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. For the avoidance of doubt, Hotel use is permitted in the CCH Overlay District without necessity of a conditional use and property within the CCH Overlay District shall not otherwise be affected by or subject to the provisions of the Transient Lodging Interim Zoning District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall not be subject to the maximum building height limits of Figure 17-2: Maximum Building Height. Lots in the CCH Overlay District shall be subject to a maximum floor area ratio (FAR) limit of 12.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

- 1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.**
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to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.

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5. The site shall be designed to ensure safe pedestrian access to the building from the street and from any parking areas. Safe pedestrian access to and from adjacent buildings is also required.
6. Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.
7. There shall be only one set of access ramps to on-site parking garages.

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New construction in the CCH Overlay District shall be permitted a maximum of two curb cuts per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with a maximum width of 120 feet, to accommodate the required loading spaces and trash service.

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2. Tower portion of building: Additionally, for new construction over twenty (20) stories or above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.
3. Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within

the Hotel, up to twenty (20) square feet.

- 4. Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per “Article 24 Signs.”**

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1, but must be limited to the heights and locations on stamped plans. All lighting is subject to the regulations within Section 21.5.A.

FIGURE 17-2: MAXIMUM BUILDING HEIGHT

This map will be amended to show the site controlled by FAR.

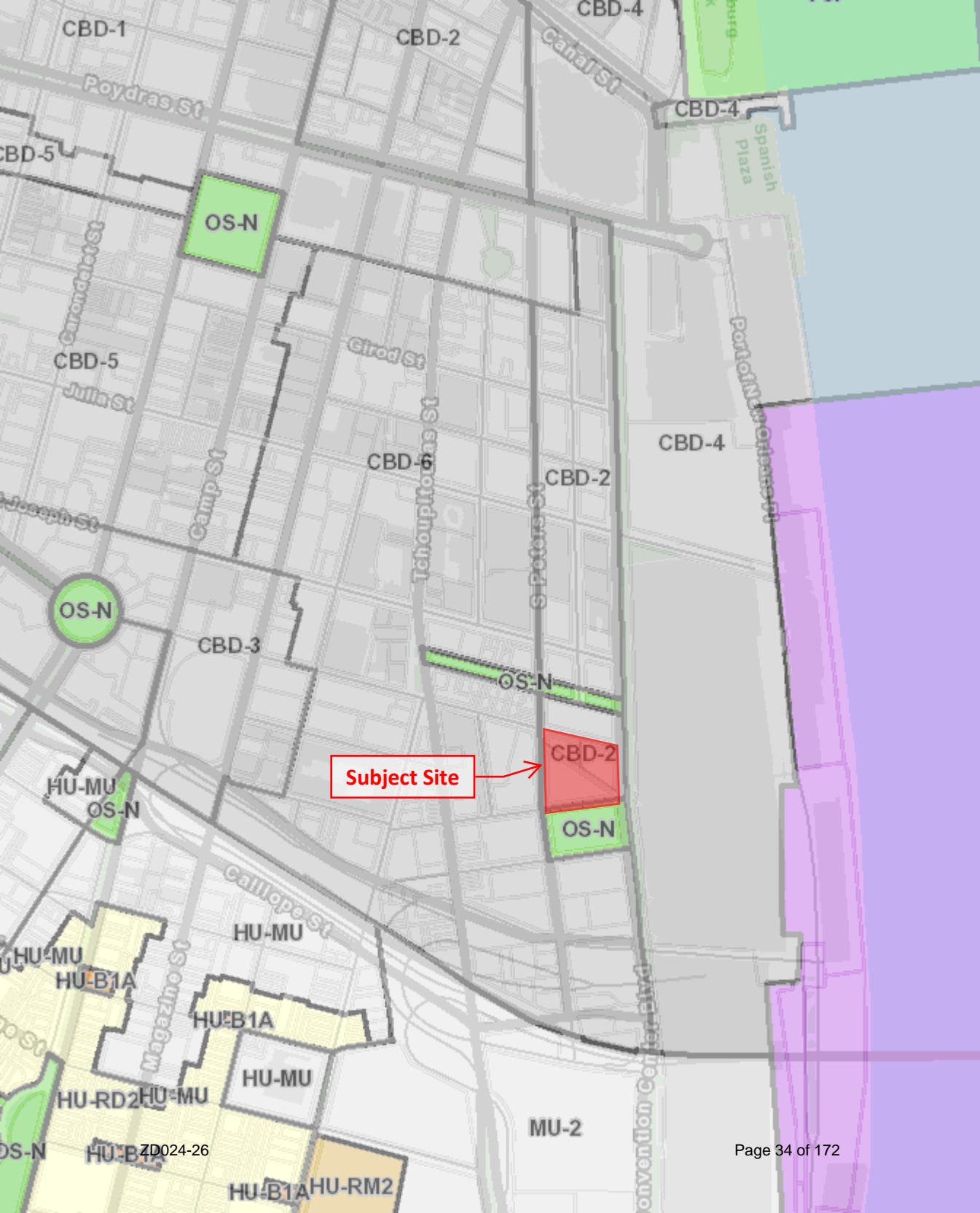
FIGURE 17-3: MAXIMUM FLOOR AREA RATIO

This map will be amended to show the site controlled by FAR 12.

YEAS: Joshi-Gupta, Steeg, Jackson, Kepper, Poche

NAYS: Witry

ABSENT: Flick, Hebert, Jordan



Subject Site

CBD-2

OS-N

CBD-1

CBD-2

CBD-4

CBD-4

CBD-5

CBD-5

CBD-6

CBD-2

CBD-4

CBD-3

OS-N

HU-MU
OS-N

HU-MU

HU-MU
HU-B1A

HU-B1A

HU-RD2 HU-MU

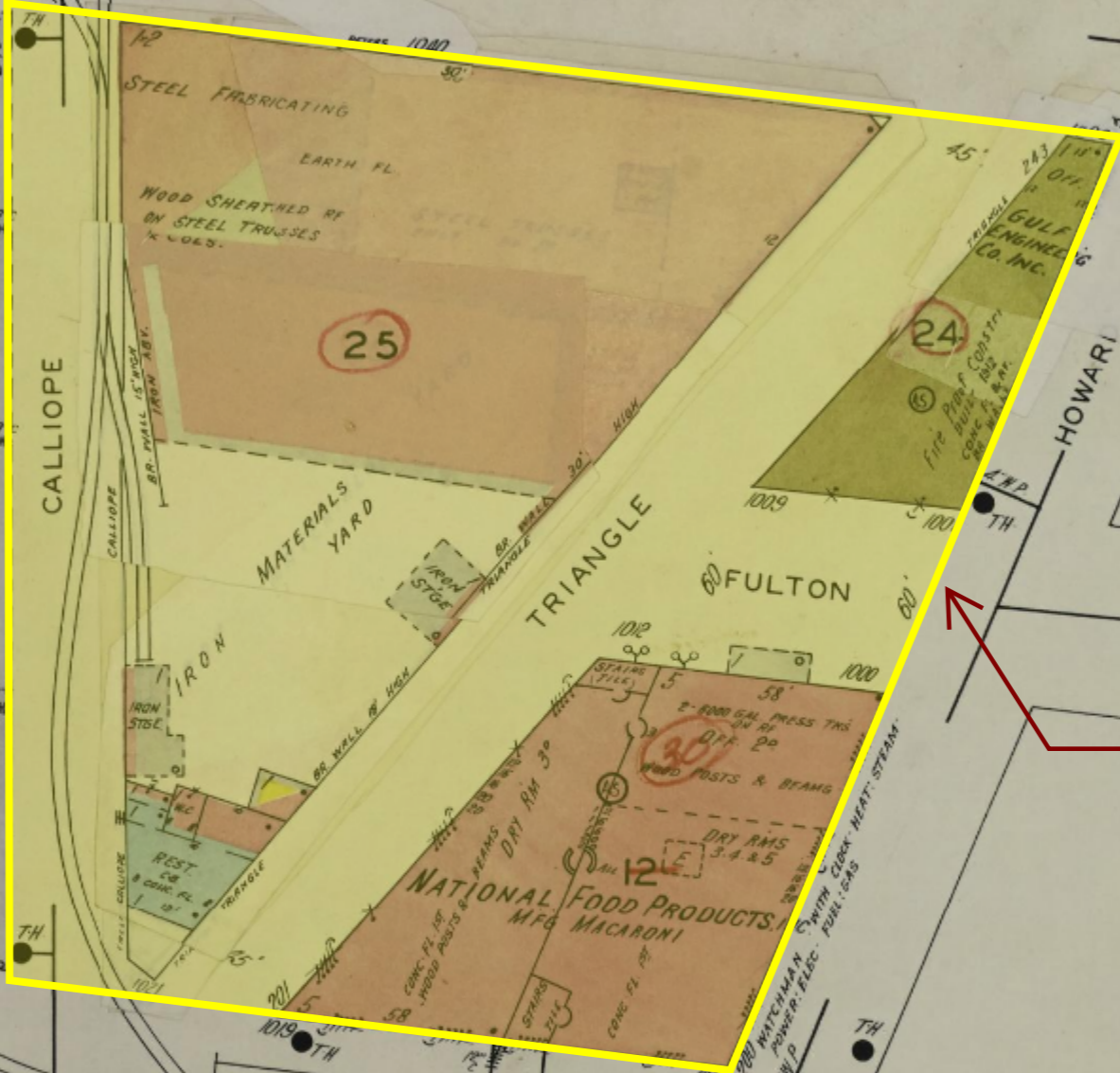
HU-MU

OS-N HU-B1A ZD024-26

HU-B1A HU-RM2

MU-2

1941 Sanborn Detail

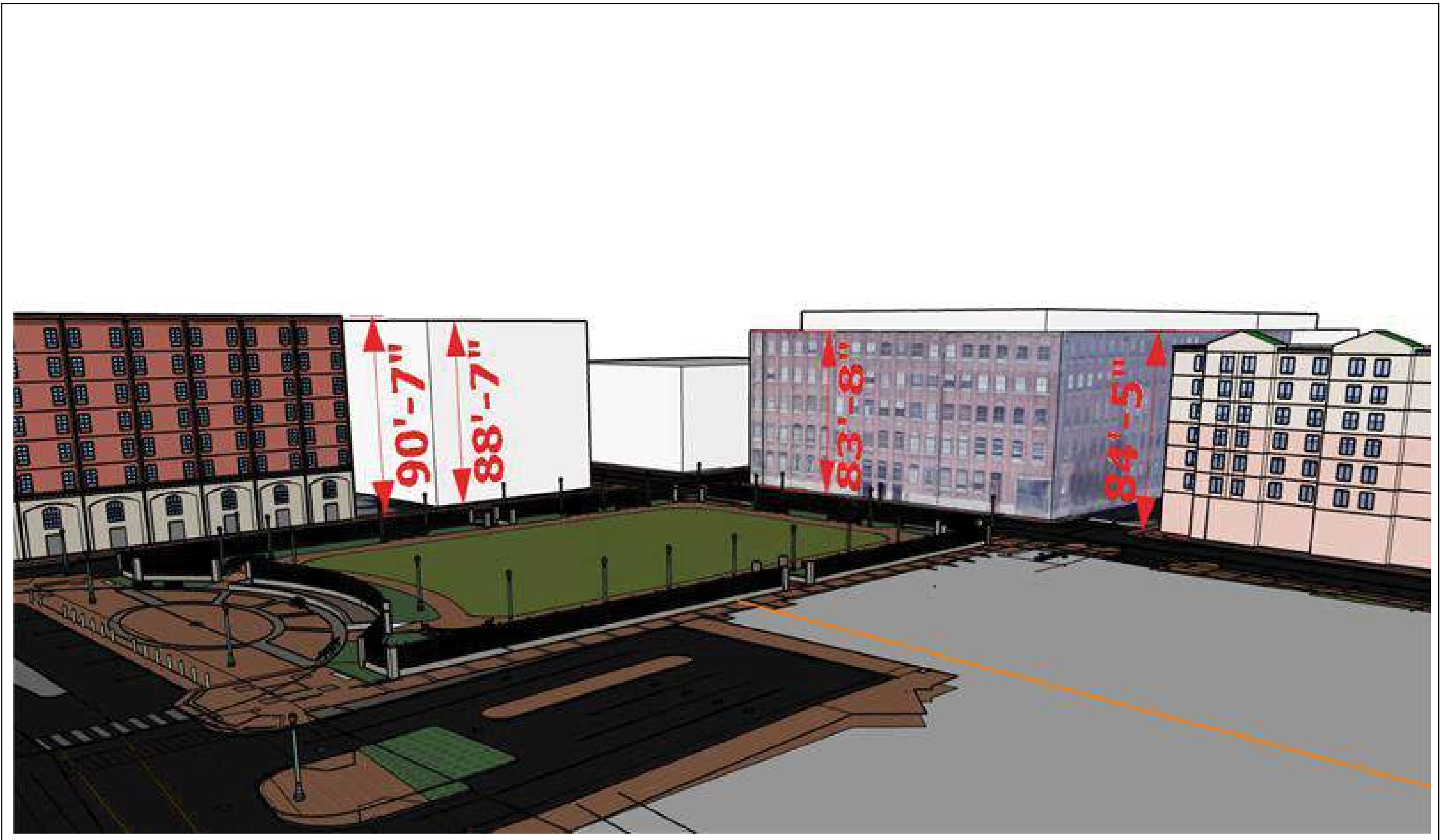


Subject Property

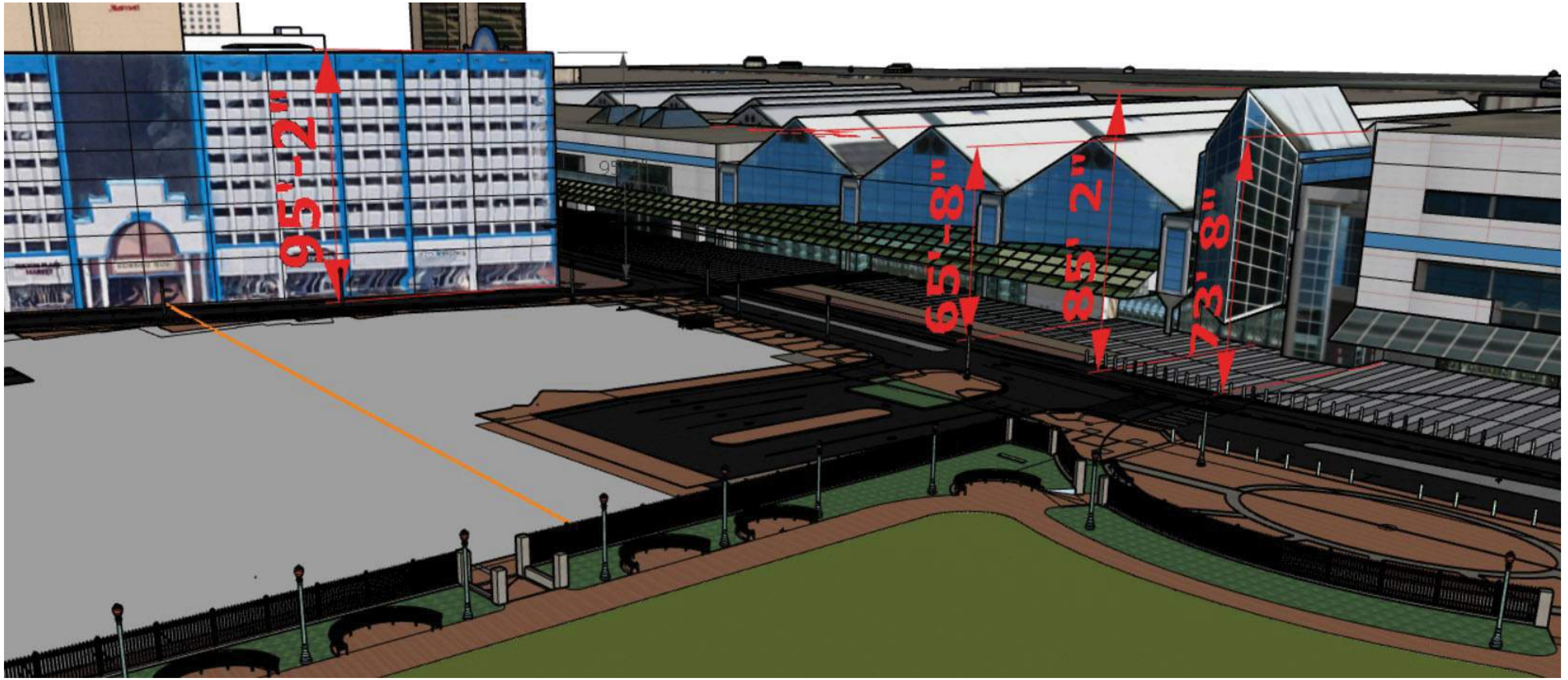


Table 1. Heights and Details in CBD Study Area
additional data

Development (min 125 ft)	Address	Height (in feet)	Floors	Rooms	Completed	Zoning	FLUM	Historic District	Height Limit	Entitlements
Four Seasons	2 Canal St	407	33	341 (92 residential)	1967	CBD-4	DE	none	FAR 12	
Loews	300 Poydras St	276	22	285	1972	CBD-1	DMU	Warehouse District	FAR 12	2017 CU
DoubleTree Canal	300 Canal St	158	17	367	1973	CBD-2	DMU	none	50 ft	
Hilton Riverside	2 Poydras St.	341	29	1616	1977	CBD-4	DE	none	FAR 12	
Embassy Suites	315 Julia St	170	16	280	1983	CBD-6	DCN-MU	Warehouse District	65 ft 5 stories	
Windsor Court	300 Gravier St	253	22	324	1984	CBD-2	DMU	none	50 ft	1981 CBPCD
Le Meridien	333 Poydras St	279	23	423	1984	CBD-2	DMU	none	FAR 12	1996 CBPCD
One River Place	600 Port of New Orleans Pl	180	14	80 (all residential)	1992	CBD-4	DE	none	FAR 12	
Marriott Convention Center	859 Convention Center Blvd.	135	14	329	2005	CBD-2	DMU	Warehouse District	65 ft 5 stories	
Caesar's Poydras	224 Poydras St	327	26	450	2006	CBD-1	DMU	Warehouse District	FAR 12	
Caesar's Casino Hotel	228 Canal St	188	16	340	2023	CBD-4	DE	none	FAR 12	2021 CU
Standard at South Market	1001 Julia	192	15	89 (all residential)	2018	CBD-1	DMU	none	185 ft. & 15 Stories	2019 ZC
Odeon	1100 Girod	325	30	271 (all residential)	2020	CBD-1	DMU	none	FAR 12	2021 CU
Lola	1148 South Peters	180	16	101 (STRs)	addition not constructed	CBD-6	DCN-MU	Warehouse District	75/125 ft/	BZA026-16
BCH Metal Works	1020 Annunciation	125	10	hotel	never	CBD-6	DCN-MU	Warehouse District	75/125 ft/ & 6/10 Stories	BZA100-17
Tracage	1100 Annunciation	182	16	125 (all residential)	never	CBD-6	DCN-MU	Warehouse District	184 ft. & 16 Stories	BZA036-13



OMNI NEW ORLEANS HOTEL
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 NEW ORLEANS, LA



OMNI

NEW ORLEANS

UPDATED
SCHEMATIC DESIGN
PRESENTATION

DECEMBER 04, 2025



RULE JOY TRAMMELL RUBIO
Architecture Interior Design

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



1 LEVEL 01 - PRESENTATION
1/16" = 1'-0"



COLOR LEGEND

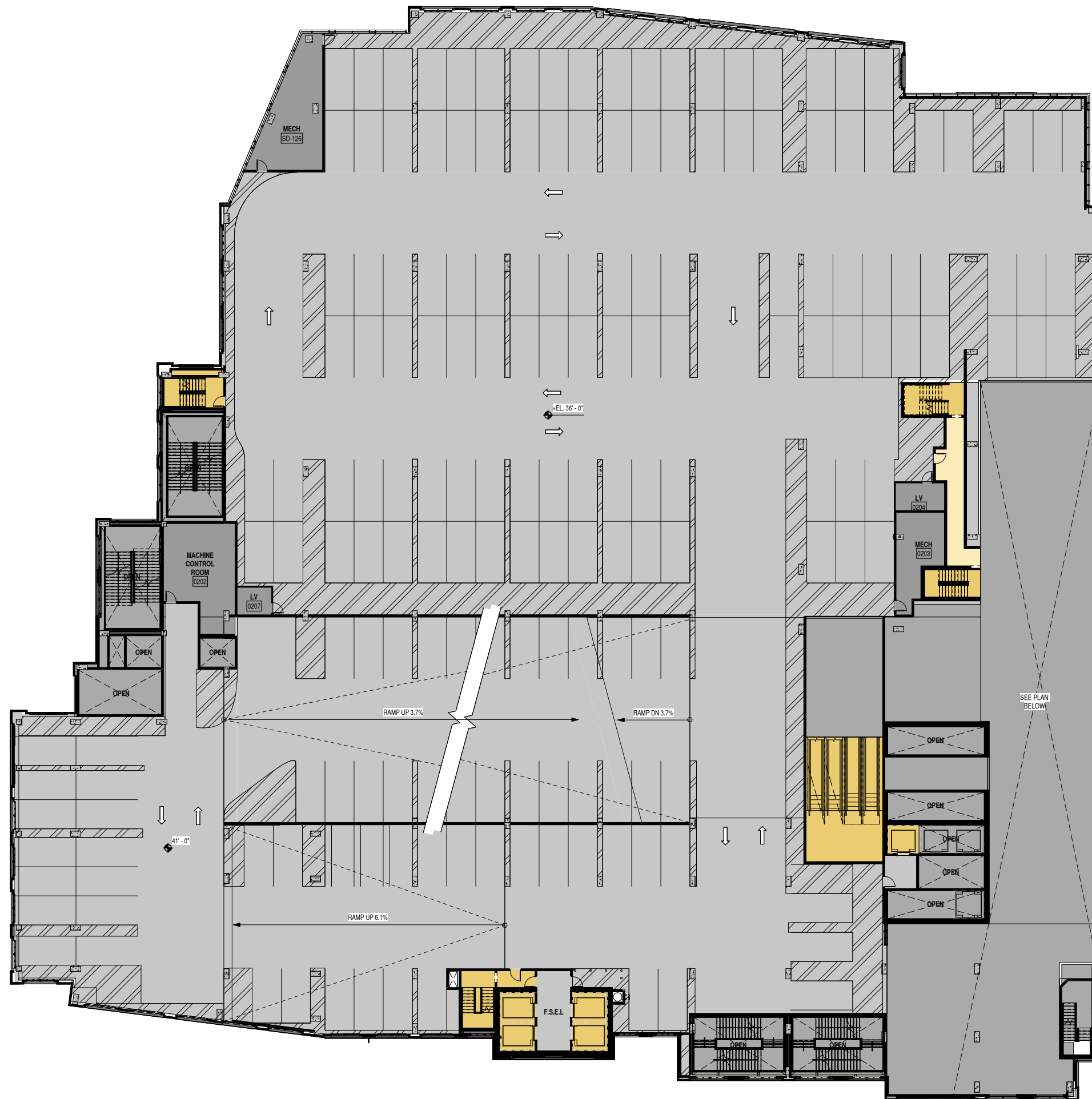
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- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



1 LEVEL 01M - PRESENTATION
1/16" = 1'-0"

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



1 LEVEL 02 - PRESENTATION
1/16" = 1'-0"

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



1 LEVEL 03 - PRESENTATION
1/16" = 1'-0"

MEETING SPACE SUMMARY

GRAND BALLROOM	28,820 NSF	
JUNIOR BALLROOM	14,225 NSF	
BOARDROOM	761 NSF	
MEETING ROOMS	NO. 1	2,494 NSF
	NO. 2	2,723 NSF
	NO. 3	1,118 NSF
	NO. 4	1,022 NSF
	NO. 5	1,509 NSF
	NO. 6	918 NSF
	NO. 7	995 NSF
	NO. 8	1,248 NSF
	NO. 9	1,077 NSF
	NO. 10	1,118 NSF
	NO. 11	1,022 NSF
	NO. 12	1,509 NSF
	NO. 13	918 NSF
	NO. 14	510 NSF
	NO. 15	531 NSF
	NO. 16	673 NSF
	NO. 17	602 NSF
	NO. 18	591 NSF
TOTAL	19,197 NSF	
SUB TOTAL BALLROOMS + MEETING ROOMS	64,385 NSF	
PREFUNCTION SPACE	46,773 NSF	
TOTAL MEETING SPACE	111,158 NSF	

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



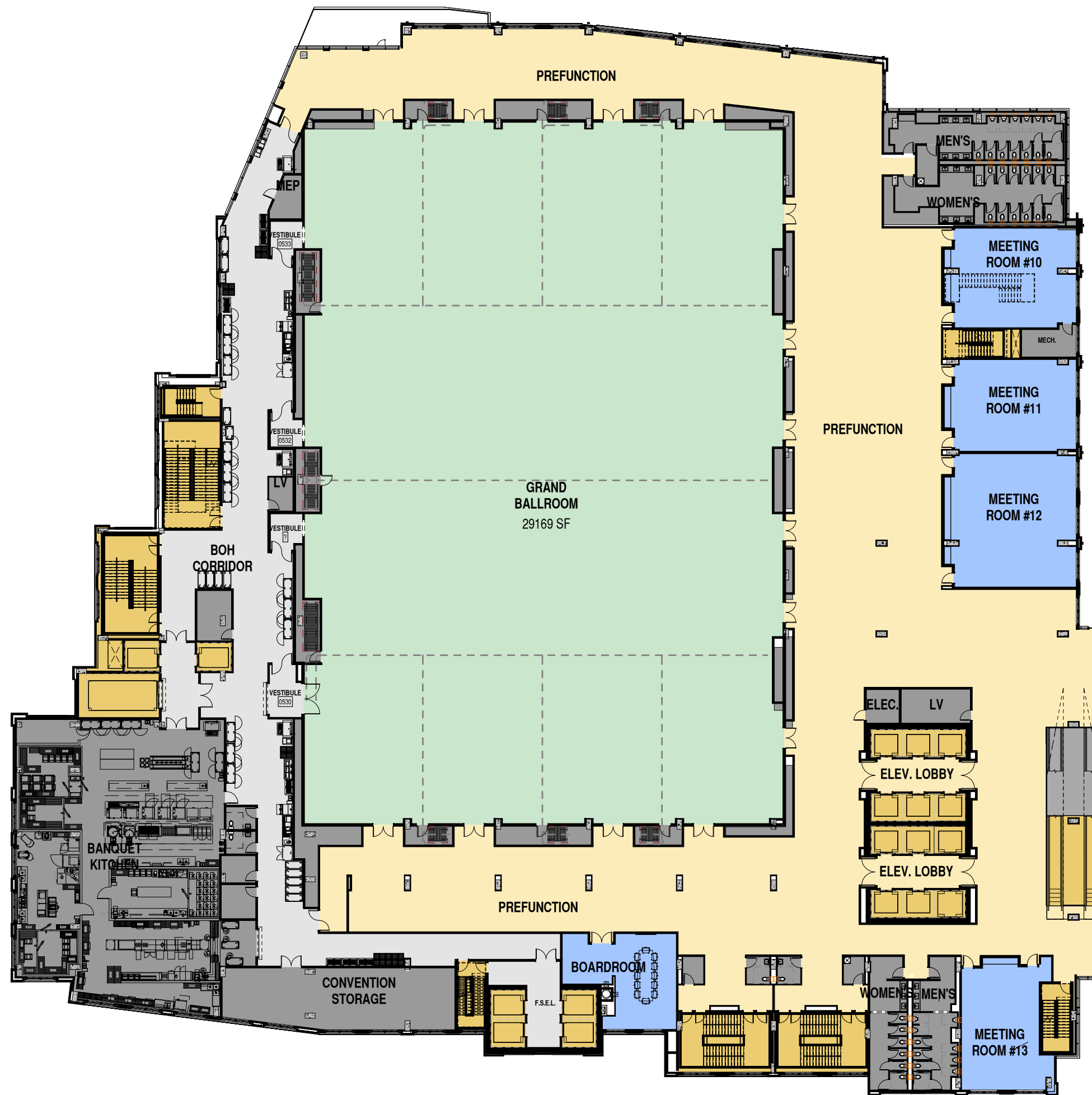
1 LEVEL 04 - PRESENTATION
1/16" = 1'-0"

MEETING SPACE SUMMARY

GRAND BALLROOM	28,820 NSF	
JUNIOR BALLROOM	14,225 NSF	
BOARDROOM	761 NSF	
MEETING ROOMS	NO. 1	2,494 NSF
	NO. 2	2,723 NSF
	NO. 3	1,118 NSF
	NO. 4	1,022 NSF
	NO. 5	1,509 NSF
	NO. 6	918 NSF
	NO. 7	995 NSF
	NO. 8	1,248 NSF
	NO. 9	1,077 NSF
	NO. 10	1,118 NSF
	NO. 11	1,022 NSF
	NO. 12	1,509 NSF
	NO. 13	918 NSF
	NO. 14	510 NSF
	NO. 15	531 NSF
	NO. 16	673 NSF
	NO. 17	602 NSF
	NO. 18	591 NSF
TOTAL	19,197 NSF	
SUB TOTAL BALLROOMS + MEETING ROOMS	64,385 NSF	
PREFUNCTION SPACE	46,773 NSF	
TOTAL MEETING SPACE	111,158 NSF	

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



1 LEVEL 05 - PRESENTATION
1/16" = 1'-0"

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



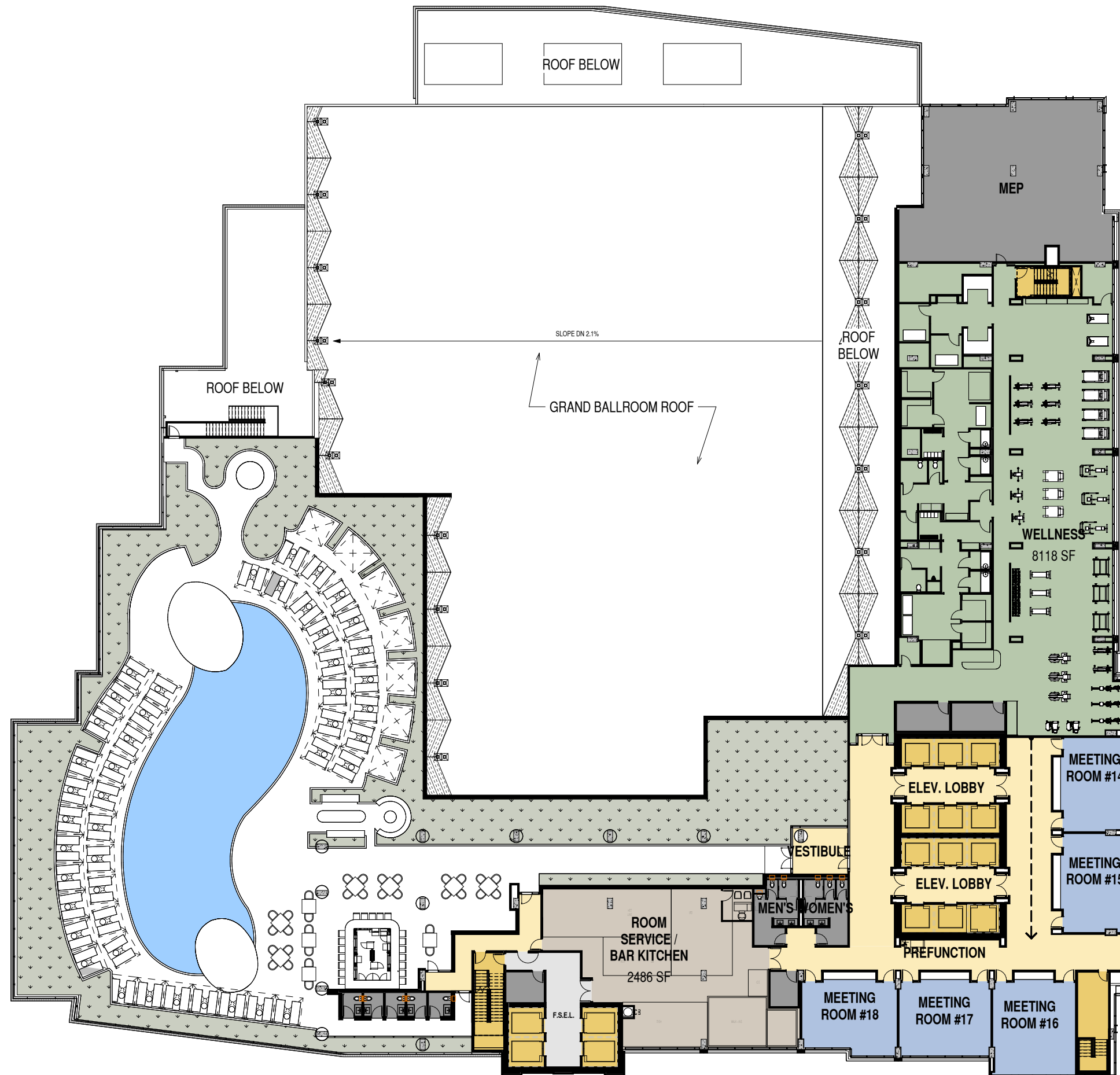
1 LEVEL 06 - PRESENTATION
1/16" = 1'-0"

MEETING SPACE SUMMARY

GRAND BALLROOM	28,820 NSF	
JUNIOR BALLROOM	14,225 NSF	
BOARDROOM	761 NSF	
MEETING ROOMS	NO. 1	2,494 NSF
	NO. 2	2,723 NSF
	NO. 3	1,118 NSF
	NO. 4	1,022 NSF
	NO. 5	1,509 NSF
	NO. 6	918 NSF
	NO. 7	995 NSF
	NO. 8	1,248 NSF
	NO. 9	1,077 NSF
	NO. 10	1,118 NSF
	NO. 11	1,022 NSF
	NO. 12	1,509 NSF
	NO. 13	918 NSF
	NO. 14	510 NSF
	NO. 15	531 NSF
	NO. 16	673 NSF
	NO. 17	602 NSF
	NO. 18	591 NSF
TOTAL	19,197 NSF	
SUB TOTAL BALLROOMS + MEETING ROOMS	64,385 NSF	
PREFUNCTION SPACE	46,773 NSF	
TOTAL MEETING SPACE	111,158 NSF	

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



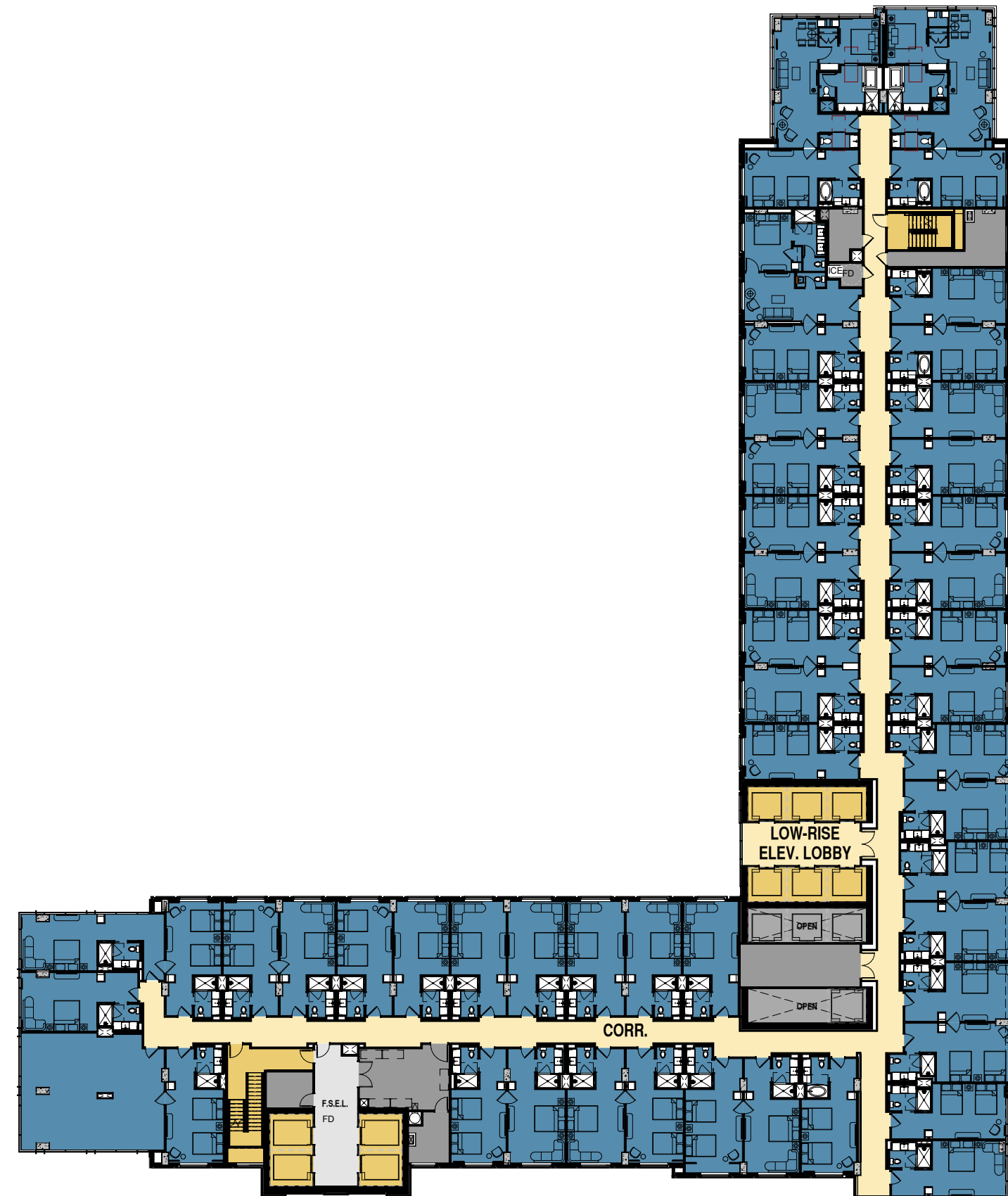
1 LEVEL 07 - PRESENTATION
1/16" = 1'-0"

KEY SUMMARY

KING	507
DOUBLE QUEENS	429
JUNIOR SUITES	19
2-BAY SUITE	1
2-BAY + SUITE	42
4-BAY SUITE	1
5-BAY SUITE	1
TOTAL KEY	1,000

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



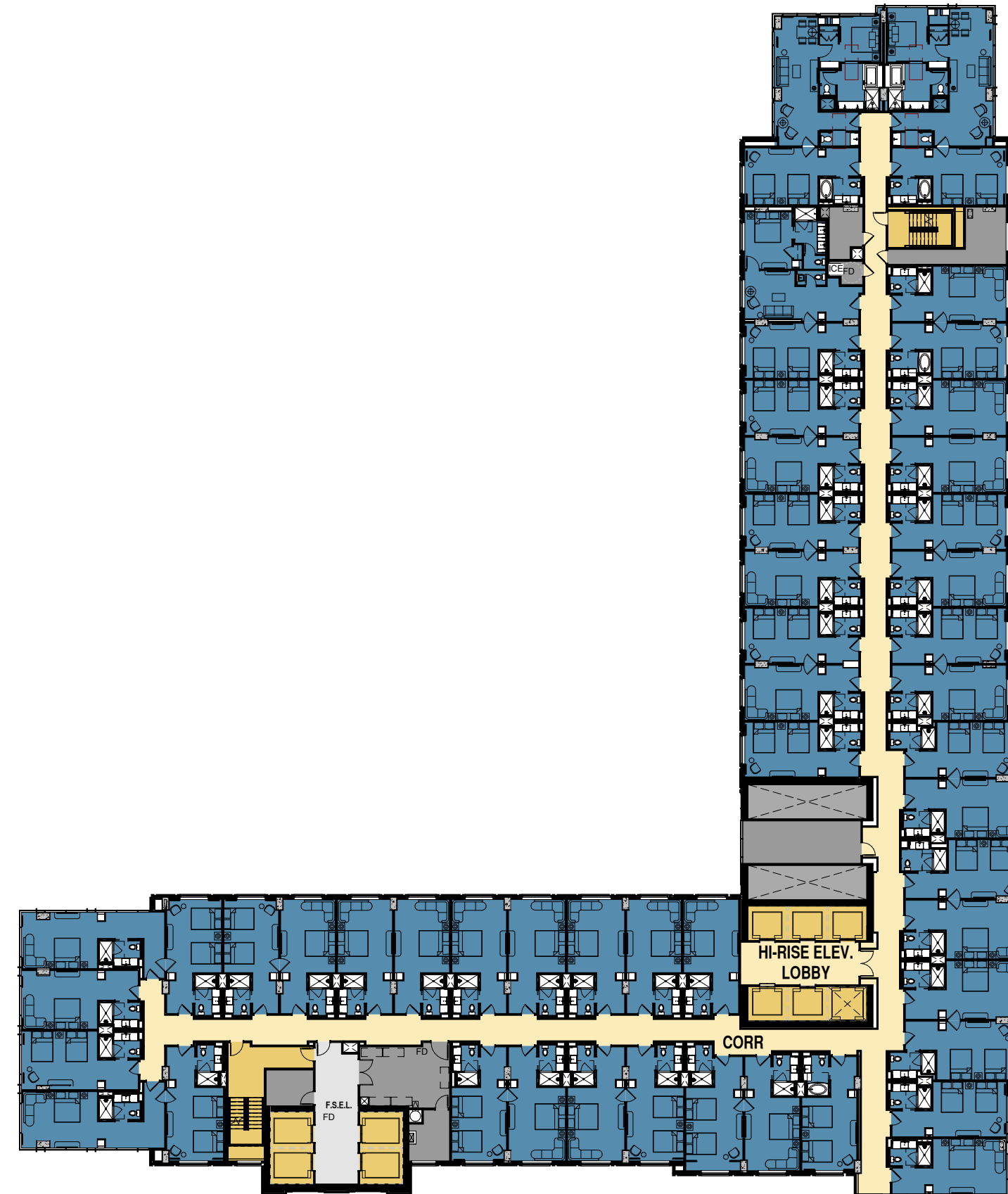
1 LEVEL 08 - PRESENTATION
1/16" = 1'-0"

KEY SUMMARY

KING	507
DOUBLE QUEENS	429
JUNIOR SUITES	19
2-BAY SUITE	1
2-BAY + SUITE	42
4-BAY SUITE	1
5-BAY SUITE	1
TOTAL KEY	1,000

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



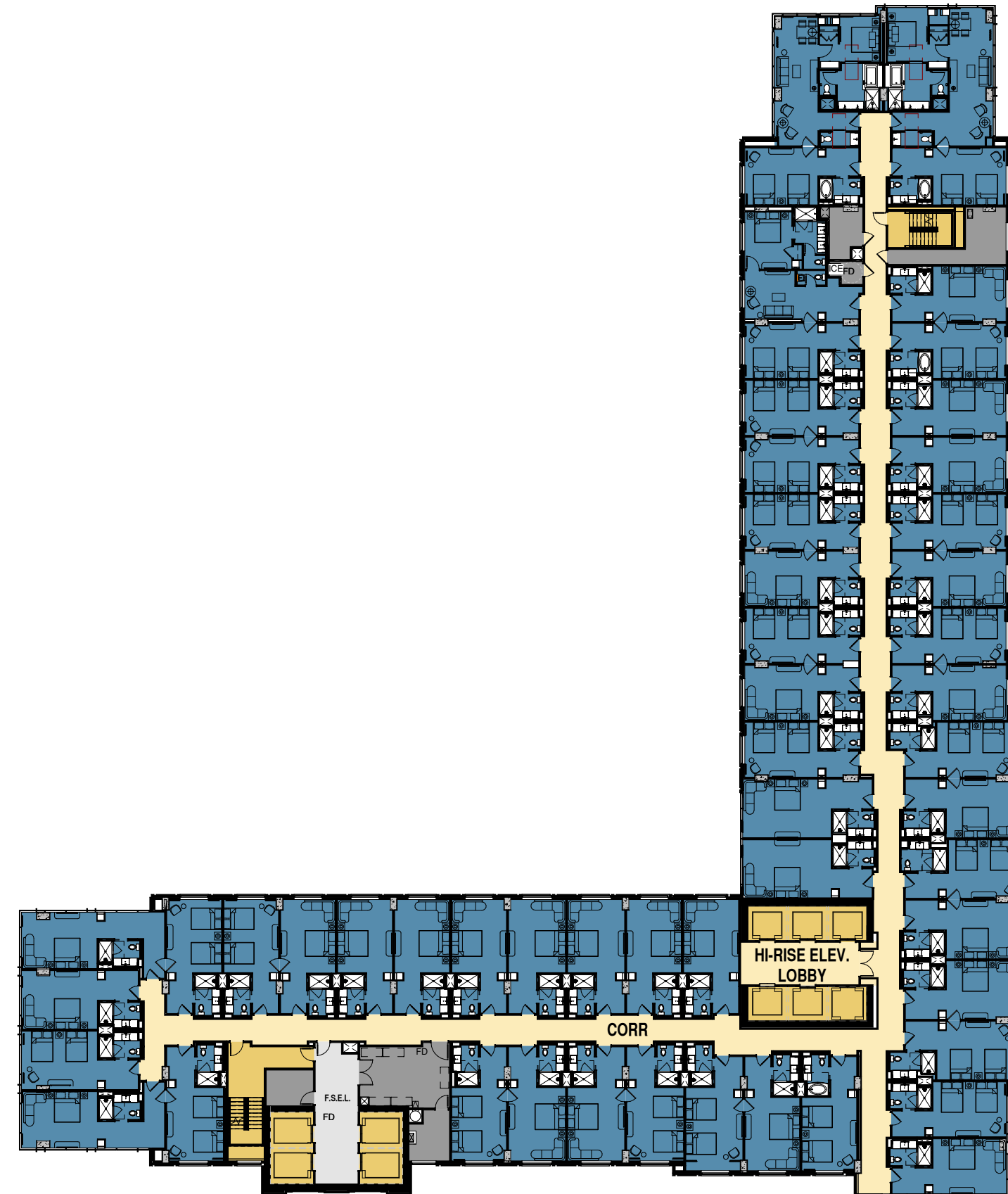
1 LEVEL 18 - PRESENTATION
1/16" = 1'-0"

KEY SUMMARY

KING	507
DOUBLE QUEENS	429
JUNIOR SUITES	19
2-BAY SUITE	1
2-BAY + SUITE	42
4-BAY SUITE	1
5-BAY SUITE	1
TOTAL KEY	1,000

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



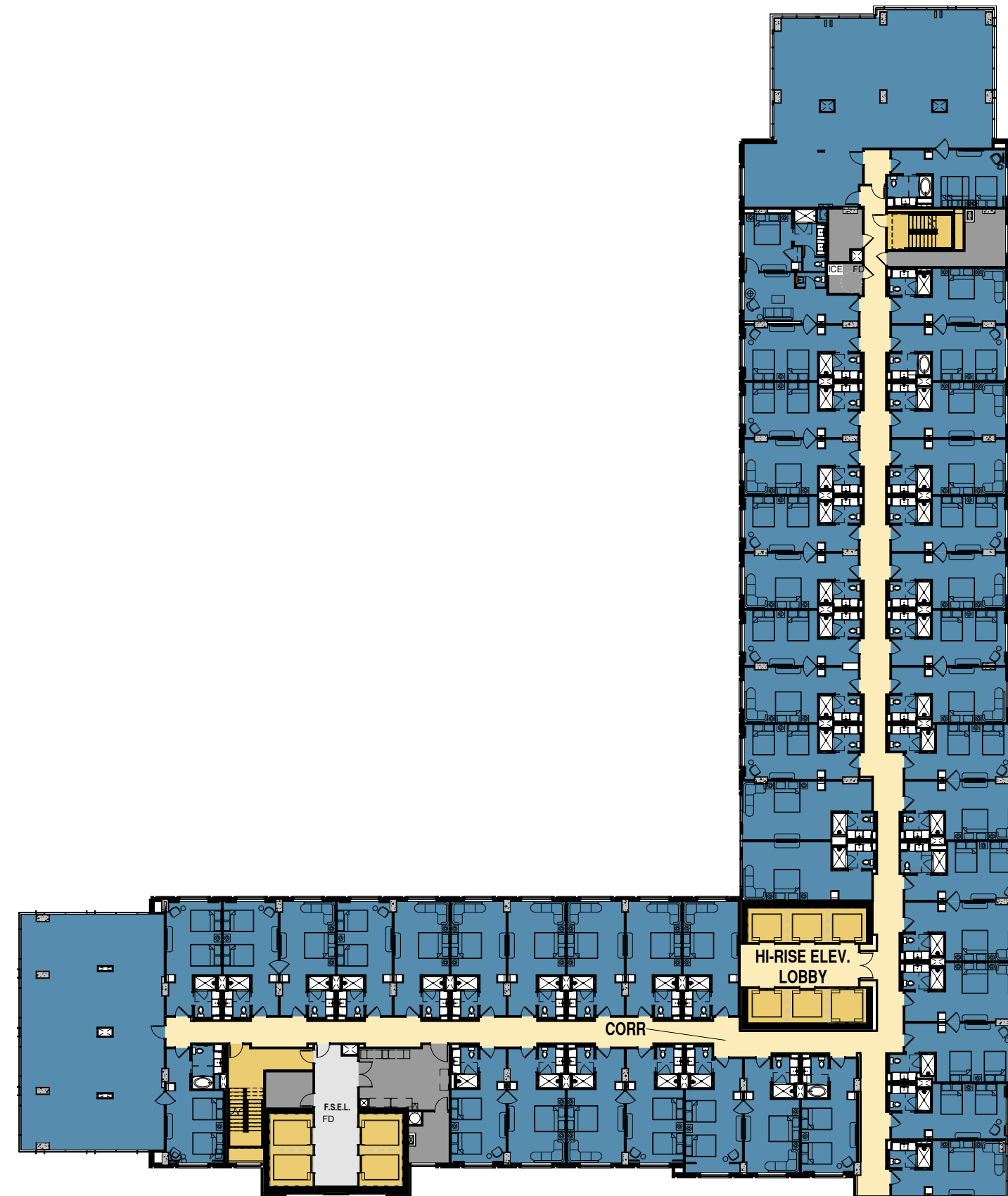
1 LEVEL 19 - PRESENTATION
1/16" = 1'-0"

KEY SUMMARY

KING	507
DOUBLE QUEENS	429
JUNIOR SUITES	19
2-BAY SUITE	1
2-BAY + SUITE	42
4-BAY SUITE	1
5-BAY SUITE	1
TOTAL KEY	1,000

COLOR LEGEND

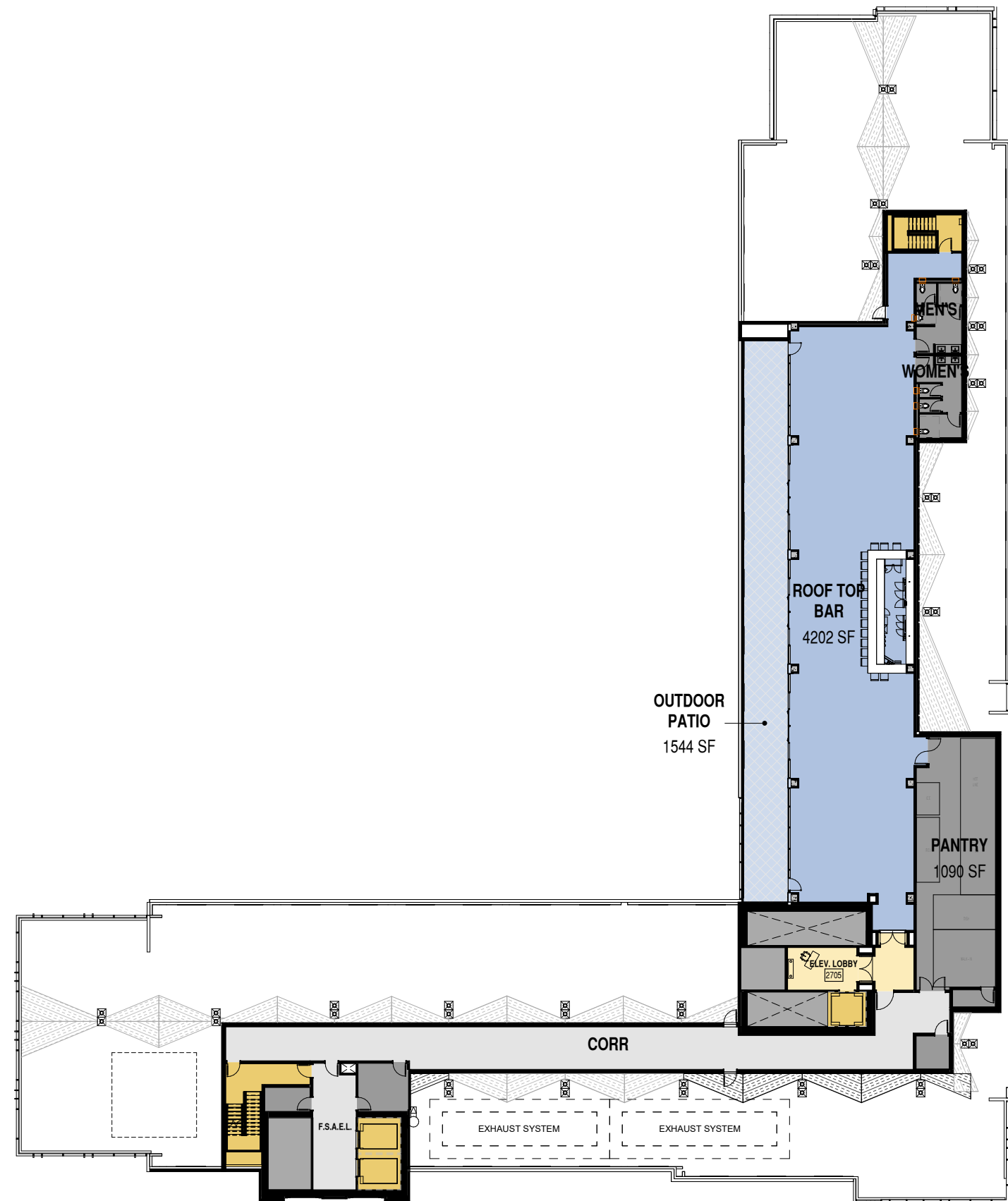
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- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



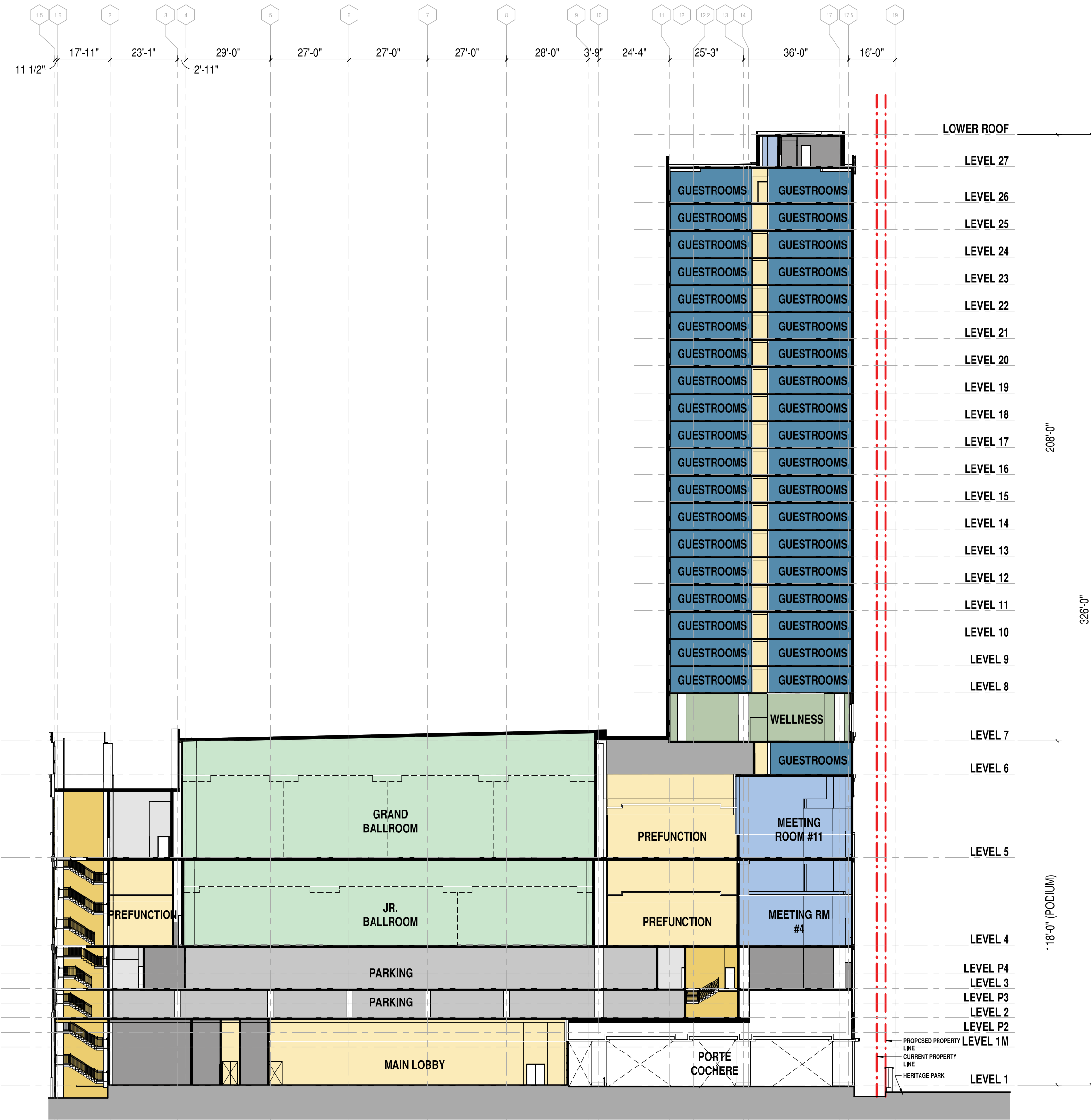
1 LEVEL 26 - PRESENTATION
1/16" = 1'-0"

COLOR LEGEND

- PARKING
- BOH SPACES
- BOH CIRCULATION
- STAIRS / ELEVATOR SHAFTS
- CIRCULATION / CORRIDORS
- KEYS
- MEETING SPACE
- BALLROOMS
- RETAIL
- KITCHEN
- WELLNESS
- OUTDOOR PATIO



1 LEVEL 27 - PRESENTATION
1/16" = 1'-0"



2 BUILDING SECTION N-S
1/16" = 1'-0"



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NEW ORLEANS, LA

January 20, 2026

Neighborhood Participation Program
In Person Meeting at the Convention Center
January 15, 2026, 5:30pm - 7:00pm

Project Name: Omni Convention Center Headquarters Hotel

This report summarizes the neighborhood engagement process as of the date of this report for the city approvals required to construct the Omni Hotels and Resorts convention center headquarters hotel at 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street.

The requests include a text amendment, the acquisition of a portion of John Churchill Chase Street, demolition of the existing structures, and a resubdivision of the lots and street into one lot of record.

Consistent with City Planning Commission NPP guidelines, engagement took place at a meeting held at the convention center as well as via e-mail.

Contacts: Sherman Strategies, LLC
800 Baronne Street
New Orleans, LA 70113

Michael Sherman
504-799-9335
mike@shermanstrategiesllc.com

Neighborhood Engagement

Over the past several months, the project team has undertaken significant neighborhood engagement in advance of the formal NPP meeting. This outreach included multiple conversations with nearby condominium associations, meetings with key neighborhood leaders, and direct engagement with stakeholders interested in or affected by the project. These discussions provided opportunities to share information about the project, listen to community feedback, and identify questions or concerns prior to the official public process. This proactive engagement helped inform project planning and ensured that community perspectives were considered well before the NPP meeting occurred. In fact, multiple changes were made to the project based upon community and stakeholder feedback prior to the NPP meeting, including but not limited to the project moving off the Mississippi River Heritage Park and a further redesign of the ramps into the parking garage from S. Peters Street to the porte-cochere to eliminate the need for vehicles to utilize public streets.

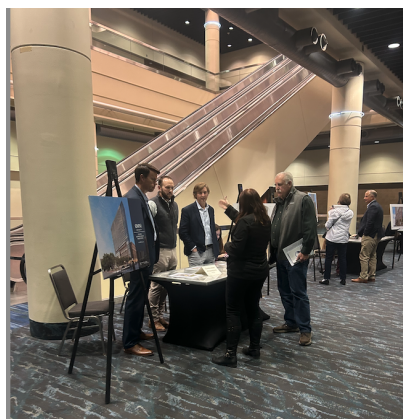
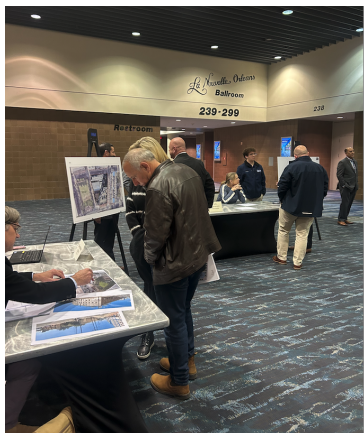
For the formal NPP meeting, all citizens within a 600-foot radius received a letter with information on the proposed project, explanation of the NPP guidelines, and contact information. The two (2) registered neighborhood associations and a third nearby condo association also received the notice. Comment cards were provided, and seven (7) cards were turned in. Fifty-nine (59) neighbors signed in at the meeting, although we believe a larger number of individuals attended with some opting not to place their contact information on the sign-in sheet.

The meeting was structured as an open-house format, with individual stations organized around specific project topics, including construction and operations, design, land use entitlements, demolition, traffic/engineering/stormwater, Mississippi River Heritage Park, economic development, and a general question-and-answer area. Each station was staffed by the appropriate subject matter experts and supported by team members responsible for documenting feedback. Stations were also equipped with easels and handout materials displaying relevant images and project documentation.

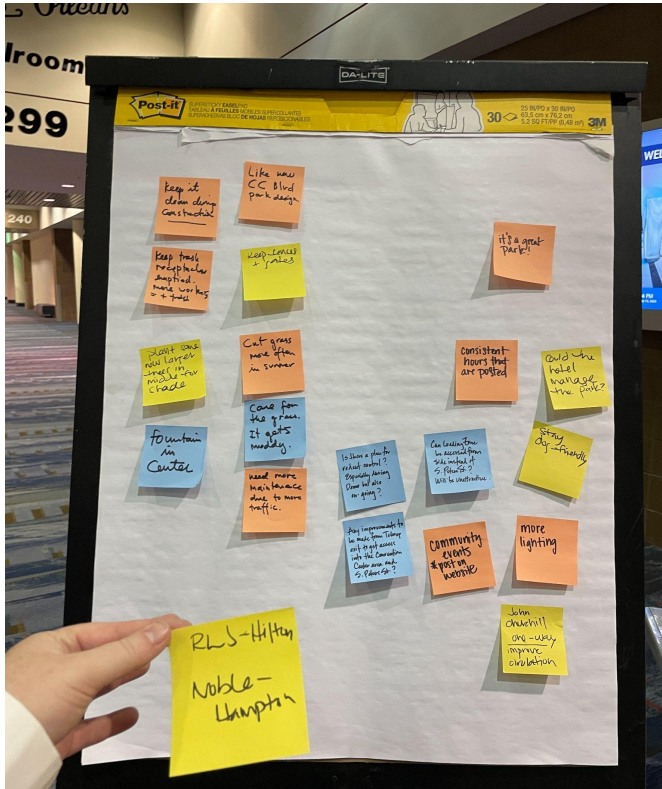
Over 30 subject matter professionals from the convention center and Omni development team were on-hand to answer questions including but not limited to attorneys, urban planners, architects, engineers, contractors, and landscape and park professionals.

Attendees were invited to arrive at any point during the ninety-minute meeting and move freely throughout the room, allowing them to engage directly with project team members at each station based on their interests and questions.

The feedback at the meeting included a range of questions and comments, including demolition plans, construction logistics, design, traffic, parking, and community amenities. The project team shared details on the demolition of the Sugar Mill and other on-site structures, construction timelines, equipment placement, noise and rodent mitigation, and the role of local and lead architects. Questions were raised about hotel design, building height, historic preservation, street closures, and traffic impacts, including concerns from residents on Tchoupitoulas Street, John Churchill Chase, and surrounding blocks. Attendees also inquired about parking for guests, employees, and construction, as well as access to green space, outdoor amenities, and restaurants. Many neighbors expressed support for the project’s thoughtful design, preservation of green space, and improvements to public sidewalks and streetscapes as well as economic benefits of the project, while others highlighted concerns over traffic, street access, height, historic preservation with regard to the size of the project, and neighborhood impacts during construction and major events, as well as operation. The project team provided answers, shared ongoing studies, and outlined next steps, emphasizing efforts to address community feedback as the project moves forward. Some questions will require the development team to circle back to the neighborhood, particularly with respect to utility infrastructure and construction staging. The full question/comment table is included below.



Specifically, the Mississippi River Heritage Park station was designed to communicate to neighbors that the hotel will not be located on the park. It also provided an opportunity to solicit ideas on the park as an outgrowth of the citywide planning that took place during the Downtown Development District’s CBD park planning initiative. Please see the included image that is also transcribed below.



- Keep it clean during construction
- Like new CC Blvd park design.
- Keep trash receptacles emptied. More workers + trucks
- Keep fences + gates
- Plant some new larger trees for more shade
- Cut grass more often in summer
- Fountain in Center
- Care for the grass. It gets muddy.
- Need more maintenance due to more traffic.
- Is there a plan for rodent control? Especially during demo but also ongoing?
- Any improvements to be made from Tchoup exit to get access into the Convention Center area and S. Peters St.?
- Can loading zone be accessed from side instead of S. Peters St.? Will be unattractive.
- It’s a great park!
- Consistent hours that are posted
- Could the hotel manage the park?
- Stay dog friendly
- Community events + post on website
- More lighting
- John Churchill one-way improve circulation

The below table captures the feedback at each table.



Question/Comment	Response
How long will it take to demolish the buildings?	Approximately 60-90 days.
Will there be any attempt to deconstruct vs. fully demolish?	Yes, we are planning to salvage historic masonry for interior elements.
What other role will the local NOLA architect firm have with the project?	In addition to serving as a local design consultant, the local architecture firm will serve as a community liaison for the main architecture firm, Rule Joy Trammel Architects.
Where will they place the demolition equipment?	This is not entirely worked out yet, but likely the sidewalk and a portion of the street in between the site and the park. It will not be on the park.
What about noise?	We will adhere to the noise ordinance during construction. Should any deviation be required, a permit will be requested in accordance with city law.
When will be the hotel construction start date?	The goal is summer 2026.
Any street blockages during construction?	No full street closures are planned at this time.
Who will be the contractor for the demo? Anybody local?	The general contractor will be Brasfield and Gorrie, but it will partner with a local general contractor, who is yet to be determined. Substantial opportunities exist for subcontractors and local workers throughout the construction process.
What is all being demolished?	The Sugar Mill building and the other small structure located on the site.
Comment from area resident: happy to see the Sugar Mill building gone, thinks it's an eyesore and will not miss the parties and concerts hosted there	Thank you for your comments.
How will the buildings be demolished?	Heavy duty construction equipment will be used. No explosives.
Will rodent issues be addressed during the demolition/construction?	Yes, absolutely. We will have a rodent prevention plan.
Are there set restaurants or businesses?	Omni has not finalized the restaurants in the hotel but is in the process of meeting with local restaurateurs.
Looking forward to it and the development and growth.	Thank you for your comments.
We are concerned about the impact on parking for surrounding neighbors. How are you addressing this?	The garage on site should accommodate the typical hotel demand. Omni will work to lease additional spaces should they be required. The convention center has substantial parking available in the vicinity.
How many events does the convention center currently host per year?	In the last 2 years we did roughly 125 events. This year we have 100 on the books and we hope to finish at about 120. We will have more attendees total than we completed in 2025 which means more hotel and city activity. This year we have more and larger events than last year.
If we have conventions, the hotels are not sold out normally. If you bring in 1,000 rooms does that mean more conventions?	Yes, that is the goal of this project.



<p>Questions on traffic, specifically related to the closure of John Churchill Chase Street, but also just generally the impact of this hotel on existing conditions.</p> <p>Please provide more information on the study.</p>	<p>We have engaged with Urban Systems, a local traffic engineering firm, to perform a study to understand conditions and the impact of the hotel.</p>
<p>How do other hotels feel?</p>	<p>We cannot speak on behalf of all hotels, but we do have a very strong showing of support from the New Orleans hotel community. (Hampton Inn and Hilton Garden Inn general managers spoke up at that time and expressed the support of their hotels for this project as the two most adjacent hotels to the site).</p>
<p>Where will construction workers park?</p>	<p>We are still working through the final plan for construction parking.</p>
<p>Can the park be removed from the EDD?</p>	<p>We will take it under consideration. There is no economic need or benefit of having the park in the EDD boundaries as no activity related to the hotel is planned on the park site.</p>
<p>We think it's a great project, asking about plan for valet. Loves the new change/improvement with parking.</p>	<p>Thank you for your comment. The hotel will have a valet in place, the details are not yet finalized. The parking garage will be valet only.</p>
<p>Employee parking; 1000 guest rooms, 300 spaces - all for the project. Concerned about more cars on the street.</p>	<p>Based on our research and other projects around the country, 300 parking spaces should suffice for this project.</p>
<p>Preservation Resource Center attendee had concerns about the historic district; general questions on the procedure.</p>	<p>The procedure we are currently following on demolition is an application to the City Planning Commission with ultimate approval at the City Council.</p> <p>For design, the project will be reviewed by the Design Advisory Committee of the City Planning Commission.</p>
<p>Questions on the renderings specifically related to the appearance of a blank wall, location of parking, restaurants, and design/aesthetic.</p>	<p>Architect walked them through the renderings and other visuals and explained the design and floor plan.</p>
<p>What is the square footage of the site?</p>	<p>The site is 94,000 square feet.</p>
<p>Do you have full height renderings available right now from the Federal Fibre Mills entrance?</p>	<p>Yes. We can produce any additional rendering neighbors would like to see. We will produce and provide it.</p>
<p>The neighbor was very supportive of the project, saying the design fits well with the industrial and Warehouse District character and creates a more interesting, welcoming setting for Convention Center visitors. She appreciated the effort to preserve green space in an area with limited open land and described the project as thoughtful. Her main concern was the potential for added traffic and parking issues from street or block changes, referencing disappointment with a previously promised traffic study on a nearby project. She also shared enthusiasm for recent sidewalk and</p>	<p>Thank you for those comments and feedback. We will work on addressing your concerns.</p>



outdoor seating improvements and would like to see even more plants and greenery incorporated into the outdoor spaces.	
How many floors is the hotel?	The hotel is 27 floors as currently designed.
Why is the hotel so modern? Explains his concern over the modern design in a historic neighborhood.	The hotel is not meant to reflect a modern design. It is designed to fit in the warehouse district with some modern elements distinguishing the tower from the podium.
Concern over the impact to the historic Warehouse District neighborhood.	Thank you for your concern.
Can existing structures be torn down?	This project must go through an approval process. We have not applied for demolition approval. After research, the Sugar Mill building is not a 19th century sugar mill as originally believed. We also believe it has lost many of its historic features through modernization and changes throughout the years. Architect shared history of properties where demo will be requested.
Excited about the new park plan. Concern over setting precedent and how Omni was able to get approved where others are not.	Thank you. First, Omni has not secured approval for anything yet. This neighborhood meeting is the first legal step. We understand the concern on precedent. This project has a unique set of circumstances that sets it apart from other requests. We don't believe it sets a precedent as we are seeking a district for a singular headquarters hotel.
Please show me the entrance to the garage on the plans.	Architect walked through the ground floor of the plans. Garage entrance is no longer on S. Peters as originally presented to neighborhood; entrance is now in porte-cochère.
Have you explored other sites? Why can't you build near Mardi Gras World and build a tram to shuttle people to the Convention Center?	The Convention Center has explored other sites. After considering all factors and concerns, we believe this to be the most ideal location for the Convention Center headquarters hotel.
Please do not take the park for construction.	We have not finalized the construction zone for the project. If we do request to utilize a small portion of the park adjacent to the site and it will be reconstructed exactly as it was.
Concern over height and the park.	When the original plan included the park, the hotel was not as tall. When we made the decision (after community input) to move off the original design which include a portion of the park, the hotel needed to get taller to accommodate all of the required programming for a headquarters hotel.
Residents concerned about Sugar Mill being knocked down because in the past they've used the space during MG and other musical events Lack of trust in Convention Center.	Understood. We hope to earn your trust.



Concerns from when there was construction on Convention Center Blvd.	
Why are other hotels in support?	This hotel should bring more conventions and citywide events which will bring additional guests/room nights to other hotels.
Neighbor expressed gratitude for change in plan that doesn't include the park.	Thank you for your comment.
Please clarify the size of the podium.	The podium is 118' tall. The podium portion is meant to fit into the Warehouse District in design and scale.
The attendee asked clarifying questions about the hotel layout, including building orientation, how to interpret certain visuals, and what the exterior and landscaping would look like. They also inquired about potential community access to amenities, such as pool passes. Their primary concern was the inclusion of an alley and how street design and parking would be handled, noting a preference for parking on only one side of the street.	Architect walked through the plans and details requested. Will look into community pool access.
Will the nearby mural be blocked?	No.
Adjacent hotel general managers expressed excitement for project and stated plans are beautiful.	Thank you for your comments. (note: GM's were from Hampton Inn and Hilton Garden Inn)
I really like what you are doing, I think it's great for the community.	Thank you.
Will there be residential housing as well or is it just commercial?	Just commercial, this is a hotel and does not have any condominiums or housing.
Are the restaurants ground-level?	Yes. There is potential for a restaurant at the pool deck level and rooftop. Some components of the projects, like this, are still being worked out.
We are concerned about the lack of employee parking.	We are still finalizing the plans for the employee parking.
I care about walkability so people can get to restaurants.	There will be sidewalks around the entire structure and pedestrian access.
How do the loading docks work? I see these loading docks and then trash. How do the trucks pull up?	The development team walked the neighbor through the plans on the site plan.
Will the park be inaccessible in any way during construction?	The park will remain accessible, but a portion may be blocked during construction if that approval is requested and granted.
How long will construction last?	Approximately three years.
Will you have a full team for trash and construction debris pickup?	Construction debris and trash will be constantly monitored and cleaned up.
Will Andrew Higgins ever be closed during construction?	There are no plans to close Andrew Higgins during construction.
What are hours of construction?	We will respect the City of New Orleans law and processes.
What we're worried about is cars coming around the corner for the hotel and honking their horns.	Understood. The parking deck will be fully enclosed.



Concern about the weight of the project and the effect it may have to the stability of the ground from an engineering perspective.	We have very experienced engineers as part of this project that will ensure it is designed and constructed appropriately. Engineers were present to answer further questions.
What type of piling are you using?	Pre-cast driven piles are presently planned.
Where's your lay-down yard going to be?	That has not been determined yet. The construction team will require some off-site space.
Where are guest rooms located in hotel?	Walked through the design on the plans. The guest rooms are all located in the tower.
Will there be a road between the park and the hotel?	No. Just a sidewalk.
What is the area for zoning change request?	The portion that will need a zoning change is half of John Churchill Chase Street between Convention Center and S. Peters.
Who owns half the street?	The City currently owns the street. As part of this request, the development team is requesting to acquire the street to be included in the project.
Will the gate to the park be open?	Right now, the park will remain unchanged, including the gates that surround it.
What streets must be used for project?	The request is for John Churchill Chase to be acquired from the city by the Convention Center.
What's the zoning of the street?	The street is zoned CBD-2 on the side closest to the Sugar Mill site and OS-N on the half adjacent to the park.
Is the only approval needed for demolition from City Council?	City Planning Commission first, then goes to Council.
Is this the second Omni hotel in the city?	Yes, there is currently one other Omni hotel in the city.
Why do we need a convention center headquarter hotel?	Convention Center CEO Jim Cook shared the importance of the convention center headquarters hotel for the hospitality economy to be able to compete with other cities.
Is there a specific reason it needs to be 1,000 rooms? (asked multiple times)	Convention Center CEO Jim Cook as well as Omni representatives shared the logic behind the programming of a 1,000 room headquarters hotel. For the convention center to regain its competitiveness in light of competitive factors and market demand, 1,000 keys was selected. The team further shared that without this number of rooms, it would not be large enough to accommodate the type of users the convention center is targeting with this project.
Who owns the land?	The convention center will own the land.
Do you have a breakdown of floorplans for specific floors? How many rooms are on each floor?	We have this as part of the schematic design, but it will continue to change as the project develops. Those plans are included in the design packet handed out.
Will there be a bridge from the hotel to the convention center?	No bridge is planned.



Will there be a signature, authentic New Orleans restaurant in the hotel? New Orleans is full of great food and there will need to be one included.	The restaurants have not been finalized but the hope is that there will be a large local presence.
What is the timing of the project?	<p>We are in the beginning phases. First we will apply for the necessary approvals. Over the next few months there will be a series of hearings at City Planning Commission and City Council.</p> <p>We will also begin full construction plans and ultimately submit them for review by the Department of Safety and Permits.</p> <p>The hope is to start construction this summer. The project will take approximately three years to build.</p>
How do you exit the parking garage?	It is valet only. The entrance and exit are both on Convention Center Blvd.
Concern over water pressure and impact this project may have.	The engineers are working to ensure there are no impacts to the neighborhood water pressure. Investments may be necessary to upgrade utility infrastructure in the vicinity of the project. A flow test was recently completed and additional data is being acquired.
Would it be possible to get a four way stop at Andrew Higgins and S Peters? We have seen so many wrecks and have concerns about more with increased traffic in area.	We appreciate your insight and suggestion. We can study it and work with the City.
The resident raised concerns about traffic impacts, particularly on Tchoupitoulas Street and nearby intersections. They questioned whether traffic patterns on the opposite side of Tchoupitoulas would be re-engineered and expressed worry that hotel-related traffic, including trucks exiting the interstate, would worsen already constrained conditions. They emphasized that the street is very narrow, making it difficult for larger vehicles to pass, and suggested that a one-way configuration near the hotel may be necessary. The resident expressed strong frustration with existing congestion and delivery vehicle access and noted plans to raise these concerns with the City.	We understand your concerns and have commissioned a traffic study that will address these concerns in detail.
How will closure of John Churchill Chase affect traffic?	We are working with a traffic engineering company to perform a study.
Does the Convention center have a formal relationship with Omni?	Yes, the Convention Center does have a partnership with Omni through a development agreement and lease.
Does the traffic study take place during Mardi Gras?	Traffic counts are based on average times. The counts did not take place during Mardi Gras.
Will this back up traffic on the interstate?	Interstate traffic should not be affected.
Nearby hotel owners in attendance. Excited about the project but have some ideas on how we could work together to improve some conditions.	Thank you. We look forward to setting up a future meeting and working together.



Local Resident - Trying to get an exit from our building right onto Calliope and for the Bakery and Federal Fibre Mills.

We are happy to include it in a study and work with condo associations and DOTD / DPW to determine if this is feasible.

Attachments

- Copy of NPP Letter
- NPP Contact List
- Email to Councilmember
- Email to CPC
- Email to DDD
- Email to condo association
- Email to Warehouse District
- Email with neighbor
- Sign in Sheets
- Comment Cards
- Photo of park brainstorm board from NPP Meeting

December 31, 2025

Dear Neighbor,

We are writing to share information about the proposed Omni Hotels and Resorts convention center headquarters hotel at 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard, and a portion of John Churchill Chase Street. We are also writing to invite you to an official Neighborhood Participation Plan meeting (“NPP Meeting”).

This project represents a transformational investment into the city’s future competitiveness as a destination for visitors, which will anchor long-term economic growth. It will also be a significant source of jobs, investment, and tax revenue.

In May 2025, an earlier version of the project was presented publicly. Much has changed after stakeholder input. For example, the project as now designed preserves the Mississippi River Heritage Park. In addition, the entrance to the valet-only parking garage is directly from the porte cochere on Convention Center Boulevard, and not from South Peters Street. The architects have refined the design so that the lower levels of the building (the building “podium”) are more complementary to warehouse district architecture, along with a more modern guestroom tower that is set back from the edge of the podium.

<p>NPP Meeting Date: Thursday, January 15, 2026 5:30pm – 7:00pm Open House Style</p> <p>NPP Meeting Location: New Orleans Ernest N. Morial Convention Center 2nd Floor Outside Rooms 235/236 Enter in Hall D/E</p> <p>Contact Information: Michael Sherman 504-799-9335 mike@shermanstrategiesllc.com</p>

We look forward to presenting the design to the community at the meeting on January 15th from 5:30pm – 7:00pm. Please come any time in this window as continuous presentations will be made. Technical experts will be available from the convention center and development team to answer questions on a range of topics including design, requests for land use entitlements, proposed street acquisition, construction, demolition of the existing structures, infrastructure, traffic, and the economic goals of the project. A ground floor site plan is included in this letter.



Summary of project: The project is new construction and has been designed to reflect the modern elegance of the city’s architecture. The hotel is approximately 880,000 gross square feet plus a 330-space parking garage (156,000 square feet), and includes approximately 1,000 guest rooms, restaurants, a coffee shop, and meeting space. The lower portion of the building, the podium, occupies floors 1-6 and a thin tower which primarily houses guest rooms occupies floors 7-27. The building’s height at the podium is approximately 123’ feet; the entire building is 338 feet.

To advance the project, several city approvals are required.

First, a zoning text amendment establishing a zoning overlay district will be requested to address site and project specific elements including height. The existing Sugar Mill site is zoned CBD-2 where a hotel is a permitted use.¹ The site is also located on a multi-modal corridor.² More on the CBD-2 zoning and multi-modal overlay can be found here: <https://czo.nola.gov/article-17/>.

The proposed text of this amendment is attached to this letter, but in summary it would include the following:

- Change the building height limit to one regulated by a Floor Area Ratio (“FAR”) of 12. Presently, an FAR of 12 is the limitation on the adjacent Mississippi River Heritage Park parcel (which is not part of the proposed development) and all parcels on the river side of Convention Center Boulevard
- Create new design standards appropriate for the overlay
- Allow a reduction in bicycle parking and establish off-street loading zone requirements
- Permit necessary curb cuts to shift the intensity away from the neighborhood and to Convention Center Boulevard

¹ Comprehensive Zoning Ordinance of the City of New Orleans. Article 17 Central Business District. “Section 17.3.A Permitted and Conditional Uses”. <http://czo.nola.gov/Article-17#17-3-A>

² Comprehensive Zoning Ordinance of the City of New Orleans. Article 17 Central Business District. “Section 17.6 Multi-Modal/Pedestrian Corridor Design Standards”. <http://czo.nola.gov/Article-17#17-6>

- Modify the lighting standards to conform with best practices
- Revise the signage regulations to better align with the project

Second, the Convention Center is requesting to acquire a portion of John Churchill Chase Street, between Convention Center Boulevard and South Peters Street, to accommodate the entirety of the building footprint.

Third, we will request a resubdivision to consolidate the full site into a single lot of record, including the proposed acquisition of a portion of John Churchill Chase Street.

Finally, if determined necessary by the city, we may request a zoning change from OS-N to CBD-2, for a narrow strip of what is presently a street, simply to align the zoning with the post resubdivided lot. Presently, the zoning is split down the center of John Churchill Chase Street. The zoning of the park will not change and will remain OS-N.

Separately, we will be requesting approval to demolish the existing structures on the Sugar Mill site.

These processes involve several steps including neighborhood notice through this letter, the NPP meeting, a review by City Planning Commission staff, a public hearing before the City Planning Commission, and consideration by the New Orleans City Council for final approval.

Construction will take approximately three years, although heavy construction will be a significantly shorter period. This letter is being delivered through U.S. mail. At the January 15th meeting, we will provide a sign-in sheet and comment cards, and there will be an opportunity for discussion. If you are unable to attend, please feel free to reach us by phone or email at any time.

For a project of this magnitude, we will continue to meet with near neighbors and other stakeholders. This NPP meeting is not the only time to interact with the development team, but it is the official NPP meeting prior to a submittal of the above requests. The Omni Hotels and Resorts development team and convention center staff remain committed to continuing a productive dialogue with the community and to delivering a transformative economic development project for the city, while also ensuring it is respectful of neighboring properties.



DRAFT TEXT AMENDMENT LANGUAGE

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel (“CCH”) Overlay District is to support the development of a hospitality headquarters property adjacent to the City’s Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City’s hospitality needs, while interacting with the warehouse district neighborhood in a way that activates the streetscape, contributes to the built environment, creates economic development for the City, and furthers the Master Plan’s goals.

...

18.33 Convention Center Hotel Overlay District

18.33.A Applicability

The Convention Center Hotel (“CCH”) Overlay District shall apply to the following areas:

1. The area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park.

18.33.B Uses

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall not be subject to the maximum building height limits of Figure 17-2: Maximum Building Height. Lots in the CCH Overlay District shall be subject to a maximum floor area ratio (FAR) limit of 12.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.
2. All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.
3. Ventilation grates, emergency exit doors, and similar functional elements located on the façade shall be designed as decorative elements and integrated into the overall building design.
4. Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.
5. The site shall be designed to ensure safe pedestrian access to the building from Convention Center Boulevard.
6. Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.
7. There shall be only one set of access ramps to on-site parking garages.

18.33.E Bicycle Parking

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.33.F Off-Street Loading Spaces

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.33.G Curb Cuts

New construction in the CCH Overlay District shall be permitted more than one curb cut per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with no maximum width, to accommodate the required loading spaces and trash service.

18.33.H Signage

In addition to the signage permitted by "Article 24 Signs", Hotels in the CCH Overlay District shall be permitted the following additional signage:

1. Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.
2. Tower portion of building: Additionally, for new construction over twenty (20) stories or above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.
3. Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.
4. Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per "Article 24 Signs".

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1.

FIGURE 17-2: MAXIMUM BUILDING HEIGHT

This map will be amended to show the site controlled by FAR.

FIGURE 17-3: MAXIMUM FLOOR AREA RATIO

This map will be amended to show the site controlled by FAR 12.

PROPERTY OWNERS AND OCCUPANTS WITHIN 600 FEET

1001 Convention center Blvd.,1040 South Peters, 1000 South Peters.

Name	Mailing Address	Mailing City	State	Zip
1100 Annunciation LLC	100 Calumet Gdns Ste 201	Madison	MS	39110
Henry Julia D	100 Pine Aly	Mandeville	LA	70471
864 South Peters Owner LLC	1000 S Norman C Francis Pkwy	New Orleans	LA	70125
Current Resident	1000 S Peters St	New Orleans	LA	70130
Current Resident	1000 Tchoupitoulas St	New Orleans	LA	70130
Boland Marine & Industrial LLC	1000 Tchoupitoulas St	New Orleans	LA	70130
Serpas-Simmonsllc	1000 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1001 Convention Center Blvd	New Orleans	LA	70130
Current Resident	1001 S Peters St	New Orleans	LA	70130
Current Resident	1010 Annunciation St	New Orleans	LA	70130
Brandi M Barrett	1011 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1014 Annunciation St	New Orleans	LA	70130
Current Resident	1016 Annunciation St	New Orleans	LA	70130
Revocable Trust of Josephine Taffare Platzler and Richard C Platzler	10160 Andover Coach Cir Apt G1	Wellington	FL	33449
Current Resident	1020 Annunciation St	New Orleans	LA	70130
Current Resident	1026 Annunciation St	New Orleans	LA	70130
Current Resident	1030 Tchoupitoulas St	New Orleans	LA	70130
Dennis Keith Constantino	10338 Rustic Oak Dr	Baton Rouge	LA	70810
Big Easy Properties LLC	1035 Felicity St	New Orleans	LA	70130
Current Resident	1035 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1036 Annunciation St	New Orleans	LA	70130
Current Resident	1038 Annunciation St	New Orleans	LA	70130
Current Resident	1040 Annunciation St	New Orleans	LA	70130
Current Resident	1040 S Peters St	New Orleans	LA	70130
Current Resident	1041 S Peters St	New Orleans	LA	70130
Javier R Coronado	1041 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1042 Annunciation St	New Orleans	LA	70130
Evans Realty Part Nership Ltd	1046 Annunciation St	New Orleans	LA	70130
Current Resident	1050 Annunciation St	New Orleans	LA	70130
Current Resident	1051 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1061 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1066 Tchoupitoulas St	New Orleans	LA	70130
Haynes A Brinkley	107 Sweet Bay Trl	Petal	MS	39465
William Harrison Walker Jr Living Trust	1071 Tchoupitoulas St	New Orleans	LA	70130
Hamilton Bradley B	1081 Tchoupitoulas St	New Orleans	LA	70130
Jacques C III Fruge	109 Bradbury Xing	Lafayette	LA	70508
Current Resident	1091 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1095 Convention Center Blvd	New Orleans	LA	70130
Domain Companies LLC	11 Park Pl Suite 1705	New York	NY	10007
Current Resident	1100 Convention Center Blvd	New Orleans	LA	70130

Current Resident	1100 Port Of New Orleans Pl	New Orleans	LA	70130
T-3 Properties LLC	1100 Poydras St 2300 Energy Centre	New Orleans	LA	70163
Alicia R Nodier	1101 Arabella St	New Orleans	LA	70115
Current Resident	1101 Convention Center Blvd	New Orleans	LA	70130
Current Resident	1101 S Peters St	New Orleans	LA	70130
Current Resident	1101 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1103 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1105 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1107 S Peters St	New Orleans	LA	70130
Katherine H Smith	1107 S Peters St #104	New Orleans	LA	70130
Tingley Joseph Robert Edward	1107 S Peters St #116	New Orleans	LA	70130
Margot Anderson	1107 S Peters St #124	New Orleans	LA	70130
Dalton Jason C	1107 S Peters St #204	New Orleans	LA	70130
Kelly Gerard J IV	1107 S Peters St #214	New Orleans	LA	70130
Philip A III Braun	1107 S Peters St #315	New Orleans	LA	70130
Osazonamen Igbinosun	1107 S Peters St #321	New Orleans	LA	70130
Hoffman Joseph A Jr	1107 S Peters St #428	New Orleans	LA	70130
Joseph J Palermo	1107 S Peters St #506	New Orleans	LA	70130
Spinner Harold III	1107 S Peters St #528	New Orleans	LA	70130
Luz M Lobos	1107 S Peters St 120 CB	New Orleans	LA	70130
James G Comeaux	1107 S Peters St 524	New Orleans	LA	70130
Matthew Guerry	1107 S Peters St Apt 117	New Orleans	LA	70130
Jon R Robertson	1107 S Peters St Apt 121	New Orleans	LA	70130
Elizabeth A Clement	1107 S Peters St Apt 412	New Orleans	LA	70130
Bryan Scott Norris	1107 S Peters St Apt 502	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 04	New Orleans	LA	70130
Gretchen Gattuso	1107 S Peters St Unit 101	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 101	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 102	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 103	New Orleans	LA	70130
Joseph F III Wegmann	1107 S Peters St Unit 105	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 105	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 106	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 107	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 108	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 109	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 110	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 111	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 112	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 113	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 114	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 115	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 116	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 117	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 118	New Orleans	LA	70130

Current Resident	1107 S Peters St Unit 119	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 120CB	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 121	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 122	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 123	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 124	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 125	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 126	New Orleans	LA	70130
Robert J Russo	1107 S Peters St Unit 127	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 127	New Orleans	LA	70130
Diane Finley	1107 S Peters St Unit 128	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 128	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 129	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 201	New Orleans	LA	70130
Steven J Czahara	1107 S Peters St Unit 202	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 202	New Orleans	LA	70130
Brian J Lovett	1107 S Peters St Unit 203	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 203	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 204	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 205	New Orleans	LA	70130
Paris Fallo	1107 S Peters St Unit 206	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 206	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 207	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 208	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 209	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 210	New Orleans	LA	70130
Charles D Smith	1107 S Peters St Unit 211	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 211	New Orleans	LA	70130
George W IV Healy	1107 S Peters St Unit 212	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 212	New Orleans	LA	70130
Kraft Hedy Rose Veronica	1107 S Peters St Unit 213	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 213	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 214	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 215	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 216	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 217	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 218	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 219	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 220	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 221	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 222	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 223	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 224	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 225	New Orleans	LA	70130
Joy F Willig	1107 S Peters St Unit 226	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 226	New Orleans	LA	70130

David M Federico	1107 S Peters St Unit 227	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 227	New Orleans	LA	70130
Giorgio D Gurtner	1107 S Peters St Unit 228	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 228	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 30	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 301	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 302	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 303	New Orleans	LA	70130
Mangle James H	1107 S Peters St Unit 304	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 304	New Orleans	LA	70130
Donna M Fernandez	1107 S Peters St Unit 305	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 305	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 306	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 308	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 309	New Orleans	LA	70130
Mark E Calamari	1107 S Peters St Unit 310	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 310	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 311	New Orleans	LA	70130
Christopher M Wappel	1107 S Peters St Unit 312	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 312	New Orleans	LA	70130
Randy L Benfer	1107 S Peters St Unit 313	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 313	New Orleans	LA	70130
Brittany E Brady	1107 S Peters St Unit 314	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 314	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 315	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 316	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 317	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 318	New Orleans	LA	70130
Dewey M Scandurro	1107 S Peters St Unit 319	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 319	New Orleans	LA	70130
Randall S Wadenpfohl	1107 S Peters St Unit 320	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 320	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 321	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 322	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 323	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 324	New Orleans	LA	70130
Paul E Castedo	1107 S Peters St Unit 325	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 325	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 326	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 327	New Orleans	LA	70130
Beverly M Parker	1107 S Peters St Unit 328	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 328	New Orleans	LA	70130
Babak Naghavi	1107 S Peters St Unit 329	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 329	New Orleans	LA	70130
McWillie Jonathan Robert	1107 S Peters St Unit 401	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 401	New Orleans	LA	70130
Lisa M Judge	1107 S Peters St Unit 402	New Orleans	LA	70130

Current Resident	1107 S Peters St Unit 402	New Orleans	LA	70130
Brian Lytle	1107 S Peters St Unit 403	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 403	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 404	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 405	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 406	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 407	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 408	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 409	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 410	New Orleans	LA	70130
Makenli Shea Essert	1107 S Peters St Unit 411	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 411	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 412	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 413	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 414	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 415	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 416	New Orleans	LA	70130
De Ann Deason	1107 S Peters St Unit 417	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 417	New Orleans	LA	70130
Philip Breaux	1107 S Peters St Unit 418	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 418	New Orleans	LA	70130
Dean M Pippio	1107 S Peters St Unit 419	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 419	New Orleans	LA	70130
Marshall Daniel A Jr	1107 S Peters St Unit 420	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 420	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 421	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 422	New Orleans	LA	70130
Seth I Christian	1107 S Peters St Unit 423	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 423	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 424	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 425	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 426	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 427	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 428	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 429	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 501	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 502	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 503	New Orleans	LA	70130
Sylvia E Toth	1107 S Peters St Unit 504	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 504	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 505	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 506	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 507	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 508	New Orleans	LA	70130
Sajay Bharat Churi	1107 S Peters St Unit 509	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 509	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 510	New Orleans	LA	70130

Amy S Germain	1107 S Peters St Unit 511	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 511	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 512	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 513	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 514	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 515	New Orleans	LA	70130
Charbonnet Bernard Jr	1107 S Peters St Unit 516	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 516	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 517	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 518	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 519	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 520	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 521	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 522	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 523	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 524	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 525	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 526	New Orleans	LA	70130
Mary R Arno	1107 S Peters St Unit 527	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 527	New Orleans	LA	70130
Current Resident	1107 S Peters St Unit 528	New Orleans	LA	70130
Meghan N Federico	1107 S Peters St Unit-107	New Orleans	LA	70130
Kerry L Denny	1107 S Peters St Unit-118	New Orleans	LA	70130
Harold M Spinner	1107 S Peters St Unit-123	New Orleans	LA	70130
Mario P Valentino	1107 S Peters St Unit-201	New Orleans	LA	70130
Catherine M Burns	1107 S Peters St Unit-216	New Orleans	LA	70130
Alex M Potts	1107 S Peters St Unit-302	New Orleans	LA	70130
Patrick Andras	1107 S Peters St Unit-311	New Orleans	LA	70130
Louis P Dugas	1107 S Peters St Unit-318	New Orleans	LA	70130
Robert Trujillo	1107 S Peters St Unit-510	New Orleans	LA	70130
James M Curry	1107 S Peters St Unit-525	New Orleans	LA	70130
Arthur J III Kenney	1107 S Peters St Unit 217	New Orleans	LA	70130
Gretchen Gattuso	1107 Speters St 101	New Orleans	LA	70130
Current Resident	1107 Tchoupitoulas St	New Orleans	LA	70130
Mose Anthony Jr	1107Tchoupitoulas St Unit 4	New Orleans	LA	70130
Exnicios John III	111 N Magnolia St	Hammond	LA	70401
Gina Chinchilla	1111 S Peter St Apt 102	New Orleans	LA	70130
Vernon S Cantwell	1111 S Peters Apt 412	New Orleans	LA	70130
Current Resident	1111 S Peters St	New Orleans	LA	70130
Oscar C Gerone	1111 S Peters St #221	New Orleans	LA	70130
Jonathan D Hill	1111 S Peters St #308	New Orleans	LA	70130
Juan Lopez	1111 S Peters St #315	New Orleans	LA	70130
John P Vidal	1111 S Peters St #417	New Orleans	LA	70130
Lenora C Maatouk	1111 S Peters St 106	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 101	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 102	New Orleans	LA	70130

Current Resident	1111 S Peters St Unit 103	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 104	New Orleans	LA	70130
Shaun Randolph	1111 S Peters St Unit 105	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 105	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 106	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 107	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 108	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 109	New Orleans	LA	70130
Scott J Krejci	1111 S Peters St Unit 110	New Orleans	LA	70112
Current Resident	1111 S Peters St Unit 110	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 111	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 201	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 202	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 203	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 204	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 205	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 206	New Orleans	LA	70130
James Curry	1111 S Peters St Unit 207	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 207	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 208	New Orleans	LA	70130
Carolyn M Madere	1111 S Peters St Unit 209	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 209	New Orleans	LA	70130
Erik J Penska	1111 S Peters St Unit 210	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 210	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 211	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 212	New Orleans	LA	70130
Andrew C Schmidt	1111 S Peters St Unit 213	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 213	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 214	New Orleans	LA	70130
Cm171 LLC	1111 S Peters St Unit 215	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 215	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 216	New Orleans	LA	70130
Joseph C II Buras	1111 S Peters St Unit 217	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 217	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 218	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 219	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 220	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 221	New Orleans	LA	70130
Aaron A Schneider	1111 S Peters St Unit 222	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 222	New Orleans	LA	70130
Lee R Burnett	1111 S Peters St Unit 223	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 223	New Orleans	LA	70130
Daniel V Marse	1111 S Peters St Unit 224	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 224	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 301	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 302	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 303	New Orleans	LA	70130

Current Resident	1111 S Peters St Unit 304	New Orleans	LA	70130
Alwyn J Payadue	1111 S Peters St Unit 305	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 305	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 306	New Orleans	LA	70130
Ronald S Jr Kempton	1111 S Peters St Unit 307	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 307	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 308	New Orleans	LA	70130
Robert D Brown	1111 S Peters St Unit 309	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 309	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 310	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 311	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 312	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 313	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 314	New Orleans	LA	70130
Juan Manuel Lopez	1111 S Peters St Unit 315	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 315	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 316	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 317	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 401	New Orleans	LA	70130
McGuire William B Jr	1111 S Peters St Unit 402	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 402	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 403	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 404	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 405	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 406	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 407	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 408	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 409	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 410	New Orleans	LA	70130
Joseph Robert Edward Tingley	1111 S Peters St Unit 411	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 411	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 412	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 413	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 414	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 415	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 416	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 417	New Orleans	LA	70130
Richardson Benjamin W	1111 S Peters St Unit 418	New Orleans	LA	70130
Current Resident	1111 S Peters St Unit 418	New Orleans	LA	70130
Troy A Dupuis	1111 S Peters St Unit-111	New Orleans	LA	70130
Jimmie N Gibbs	1111 S Peters St Unit-206	New Orleans	LA	70130
Miller Charles E Jr	1111 S Peters St Unit-214	New Orleans	LA	70130
Anton David	1111 S Peters St Unit-406	New Orleans	LA	70130
David A Woodsum	1111 S Peters St Unit-408	New Orleans	LA	70130
Current Resident	1112 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1119 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1122 Tchoupitoulas St	New Orleans	LA	70130

Current Resident	1127 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1128 Tchoupitoulas St	New Orleans	LA	70130
1130 Tchoupitoulas Street LLC	1130 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1130 Tchoupitoulas St Apt A	New Orleans	LA	70130
Current Resident	1131 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1131 Tchoupitoulas St Apt 301	New Orleans	LA	70130
Current Resident	1131 Tchoupitoulas St Ste 101	New Orleans	LA	70130
Current Resident	1131 Tchoupitoulas St Ste 201	New Orleans	LA	70130
Current Resident	1132 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	1134 Tchoupitoulas St	New Orleans	LA	70130
Sadri M Avsar	114 Mill Creek Rd	Warrior	AL	35180
Current Resident	1148 S Peters St	New Orleans	LA	70130
Current Resident	1148 S Peters St FIRE PUMP	New Orleans	LA	70130
Current Resident	1148 S Peters St HM	New Orleans	LA	70130
Nola Lodging Group LLC	115 W Jackson St Ste 2D	Ridgeland	MS	39157
Current Resident	1151 S Peters St	New Orleans	LA	70130
Debra S Benoit	120 Royce St	Houma	LA	70364
Current Resident	1201 Convention Center Blvd	New Orleans	LA	70130
Roy L Jr Roberts	1211 Greenland Dr	Murfreesboro	TN	37130
Current Resident	1213 Convention Center Blvd	New Orleans	LA	70130
David Landry	1214 Parasol Pl	Pensacola	FL	32507
Current Resident	1215 Convention Center Blvd	New Orleans	LA	70130
Current Resident	1215 Convention Center Blvd FIRE PUMP	New Orleans	LA	70130
Robert J Grieshaber	122 N Dogwood Dr	Covington	LA	70433
330 S Diamond Street LLC	1253 Kelerec St	New Orleans	LA	70116
Michele S McKoy	12610 Midstock Ln	Upper Marlboro	MD	20772
City Of New Orleans	1300 Perdido St	New Orleans	LA	70112
George W IV Healy	1323 28th Ave	Gulfport	MS	39501
Hutchinson Allison	1335 Joseph St	New Orleans	LA	70115
Mickey J Guidry	13417 N Amiss Rd	Baton Rouge	LA	70810
Ffm416 LLC	13801 E Yucca St	Scottsdale	AZ	85259
Nicholas P Manuel	139 Kincaid Ln	Boyce	LA	71409
Tejirian Greg M	139 S Los Robles Ave Apt 401	Pasadena	CA	91101
Evans William Dansby	1412 E Strong St	Pensacola	FL	32501
1050 Annunciation Street Developemnt Group LLC	1421 N Causeway Blvd Suite 101	Metairie	LA	70001
CBW Brooks LLC	14279 Hwy 1085	Covington	LA	70433
Ittiara Shaun	1439 S Prairie Ave Unit C	Chicago	IL	60605
Judean T Duet	1460 Ave Des Marquis	Covington	LA	70433
Tre Fagioli LLC	147 Carondelet St Ste 1137	New Orleans	LA	70130
Alissa Kay Yoder	14952 Willow Rd SE	Port Orchard	WA	98367
Robert Byron Culpepper	1504 Emerald Lakes Dr	Ocean Springs	MS	39564
Tchoupitoulas Studios LLC	1519 Camp Pl	New Orleans	LA	70130

Van L Cox	1525 Silliman Dr	Baton Rouge	LA	70808
Jonathan Allen Rubenstein	1574 Old Deerfield Rd	Highland Park	IL	60035
Fertel Jerome S	16 Charca Way	Hot Springs	AR	71909
Pmsb Rentals LLC	16 Oak Pl	New Iberia	LA	70563
Phillip B Breaux	16 Oak Pl	New Iberia	LA	70563
512 Fibre Mills LLC	1607 Bayou Black Dr	Houma	LA	70360
Cliff Leboeuf	1607 Bayou Black Dr	Houma	LA	70360
Grenn Family Revocable Trust	17 Steeple Bush	Essex Junction	VT	05452
Herman C Soong	17960 Club Viea Dr	Baton Rouge	LA	70810
B & J Martin Inc	18104 W Main St	Galliano	LA	70354
The Rocco Detomo Jr Revocable Living TR Ust	1835 N Hwy A1a #502	Indialantic	FL	32903
301 St Joseph St Prime Property LLC	1901 Manhattan Blvd Bldg H	Harvey	LA	70058
Genco Properties LLC	1905 Hickory Ave	New Orleans	LA	70123
Jeffrey G White	1953 Hidden Shores Dr	Dixon	IL	61021
Ronald L Labuzan	200 W 64th Pl	Inglewood	CA	90302
Keys-On-Cheese LLC	201 Rue Baudin	Thibodaux	LA	70301
Current Resident	201 Saint Joseph St	New Orleans	LA	70130
Current Resident	201 Saint Joseph St Ste 100	New Orleans	LA	70130
Current Resident	201 Saint Joseph St Ste 200	New Orleans	LA	70130
1120 Nawlins LLC	202 N Locksley Dr	Lafayette	LA	70508
Jeffrey M Bassett	202 Shinnecock Hills Dr	Broussard	LA	70518
Christopher Z Rodrigue	214 Abigail Dr	Thibodaux	LA	70301
Dean A J Greiner	2140 Elm Ave	Keota	IA	52248
Bryan M Soulie	21775 Waterfront East Dr	Maurepas	LA	70449
Sandeep A Patel	222 Banker Dr	Thibodaux	LA	70301
K & R Medical Properties LLC	222 Bellingrath Dr	Houma	LA	70360
Barshay Properties LLC	225 Rector Pl #21J	New York	NY	10280
Current Resident	230 S Diamond St	New Orleans	LA	70130
Janet M Waller	2307 Allen Dale Pl	Montgomery	AL	36111
Bull Bradley L	23406 Landers Rd SW	Vashon	WA	98070
John C Dugal	237 Hwy 182	Sunset	LA	70584
Current Resident	240 S Diamond St	New Orleans	LA	70130
GSS Rentals LLC	2400 S 296th Pl	Federal Way	WA	98003
Current Resident	244 S Diamond St	New Orleans	LA	70130
Current Resident	250 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	250 S Diamond St	New Orleans	LA	70130
Current Resident	260 S Diamond St	New Orleans	LA	70130
Glorioso Properties LLC	2716 Athania Pkwy	Metairie	LA	70002
Vern A Keller	274 Hidden Oaks Dr	Ridgeland	MS	39157
Travel BY MI MI LLC	2861 E Lakeshore Dr	Baton Rouge	LA	70808
Samuel Carter	2865 Lenox Rd NE	Atlanta	GA	30324
Colley Kevin D	3 Lakeway Ct	New Orleans	LA	70131
Current Resident	300 S Diamond St	New Orleans	LA	70130
Current Resident	301 Saint Joseph St	New Orleans	LA	70130
The D and M Campbell Living Trust	3024 Bel Air Dr	Las Vegas	NV	89109

Current Resident	304 S Diamond St	New Orleans	LA	70130
Current Resident	306 S Diamond St	New Orleans	LA	70130
Current Resident	308 S Diamond St	New Orleans	LA	70130
Legras Valerie	309 Carrollton Ave	Metairie	LA	70005
Current Resident	310 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	314 S Diamond St	New Orleans	LA	70130
Current Resident	314 Saint Joseph St	New Orleans	LA	70130
Maria Carolina Herdoiza	3154 State St	New Orleans	LA	70125
Current Resident	316 S Diamond St	New Orleans	LA	70130
Current Resident	316 Saint Joseph St	New Orleans	LA	70130
Current Resident	317 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	318 Saint Joseph St	New Orleans	LA	70130
Current Resident	319 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	319 N Diamond St	New Orleans	LA	70130
Current Resident	319 S Diamond St	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 101	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 102	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 201	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 202	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 203	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 204	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 205	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 206	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 207	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 301	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 302	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 303	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 304	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 305	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 306	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 307	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 401	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 402	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 403	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 404	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 405	New Orleans	LA	70130
Current Resident	320 Andrew Higgins Dr Apt 406	New Orleans	LA	70130

Current Resident	320 Andrew Higgins Dr Apt 407	New Orleans	LA	70130
Current Resident	320 Gaiennie St	New Orleans	LA	70130
Current Resident	320 Saint Joseph St	New Orleans	LA	70130
Winston Kurt Lewis	3204 W 154th St	Shawnee Mission	KS	66224
Current Resident	321 N Diamond St	New Orleans	LA	70130
Current Resident	323 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	324 S Diamond St	New Orleans	LA	70130
Current Resident	324 Saint Joseph St	New Orleans	LA	70130
Current Resident	325 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	326 S Diamond St	New Orleans	LA	70130
Current Resident	329 N Diamond St	New Orleans	LA	70130
Pramod V Menon	330 Buckthorn Cir	Covington	LA	70433
Current Resident	330 S Diamond St	New Orleans	LA	70130
John S Garner	332 S Diamond St	New Orleans	LA	70130
Current Resident	332 S Diamond St	New Orleans	LA	70130
John S Garner	332-338 S Diamond St	New Orleans	LA	70130
Current Resident	333 N Diamond St	New Orleans	LA	70130
Floyd T Lawson	3332 Hwy 1	Raceland	LA	70394
Current Resident	334 S Diamond St	New Orleans	LA	70130
Current Resident	335 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	336 S Diamond St	New Orleans	LA	70130
Current Resident	337 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	338 S Diamond St	New Orleans	LA	70130
Current Resident	339 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	340 S Diamond St	New Orleans	LA	70130
Nicki M Candies	340 S Diamond St Unit 340	New Orleans	LA	70130
Current Resident	342 S Diamond St	New Orleans	LA	70130
Current Resident	342 S Diamond St Unit A	New Orleans	LA	70130
342 S Diamond Street Unit B LLC	342 S Diamond St Unit B	New Orleans	LA	70130
NF IV - I Nola CC LLC	3424 Peachtree Rd NE 2000 Monarch Tower	Atlanta	GA	30326
Current Resident	344 S Diamond St	New Orleans	LA	70130
Current Resident	348 S Diamond St	New Orleans	LA	70130
Current Resident	350 John Churchill Chase St	New Orleans	LA	70130
Current Resident	351 Andrew Higgins Dr	New Orleans	LA	70130
Current Resident	351 Calliope St	New Orleans	LA	70130
Current Resident	352 S Diamond St	New Orleans	LA	70130
Bridgewater Robert Drummond Jr	358 W Livingston Pl	Metairie	LA	70005
Current Resident	362 S Diamond St	New Orleans	LA	70130
Robert E Wineski	3630 Perryman Rd	Ocean Springs	MS	39564
Arles Interests LLC	3637 Canal St	New Orleans	LA	70119
Michael D O'brien	3670 Jean	Lafitte	LA	70067
Ivan Radovic	37 Fairway Oaks Dr	New Orleans	LA	70131
Jeff Jared Jacob	3801 St Charles Ave Unit 202	New Orleans	LA	70115
Varghese Zacharia	39823 River Oaks Dr	Ponchatoula	LA	70454
Stone Alan J	40 Alexis Ln	Hampton Falls	NH	03844

Serou Gordon P Jr	404 Notre Dame St Apt 15	New Orleans	LA	70130
Current Resident	408 Gaiennie St	New Orleans	LA	70130
Donald K Drucker	409 Pencarrow Crk	Madisonville	LA	70447
Ombra Nola LLC	4117 Danneel St	New Orleans	LA	70115
Petbjerk Trust	416 Coventry Ln	Minneapolis	MN	55435
John B Perry	419 Starling Dr	Slidell	LA	70461
332 Saint Joseph LLC	4228 Houma Blvd Suite 600	Metairie	LA	70006
Nuria R Rowley	425 Notre Dame St PH 1	New Orleans	LA	70130
Hillman Billy W Jr	426 Hwy 308	Thibodaux	LA	70301
1107-114 South Peters LLC	426 Turquoise St	New Orleans	LA	70124
Zwac LLC	431 Broadway St	New Orleans	LA	70118
Current Resident	435 Gaiennie St	New Orleans	LA	70130
Draper Prahngar V	450 John Churchill Chae #304	New Orleans	LA	70130
Claudia Miccio Maria	450 John Churchill Chase #201	New Orleans	LA	70130
Mary Vetter Boettner	450 John Churchill Chase #504	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St	New Orleans	LA	70130
Rabe Lori Virginia	450 John Churchill Chase St Apartment 503	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 101	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 201	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 202	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 203	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 204	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 205	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 206	New Orleans	LA	70130
Anita M Koshy	450 John Churchill Chase St Unit 207	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 207	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 208	New Orleans	LA	70130
Pamela Ramey	450 John Churchill Chase St Unit 301	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 301	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 302	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 303	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 304	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 305	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 306	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 307	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 308	New Orleans	LA	70130

Current Resident	450 John Churchill Chase St Unit 401	New Orleans	LA	70130
Melissa Ann Sweetman	450 John Churchill Chase St Unit 402	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 402	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 403	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 404	New Orleans	LA	70130
James P Terrebonne	450 John Churchill Chase St Unit 405	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 405	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 406	New Orleans	LA	70130
Deepa Bhatnagar	450 John Churchill Chase St Unit 407	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 407	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 408	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 501	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 502	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 503	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 504	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 505	New Orleans	LA	70130
Current Resident	450 John Churchill Chase St Unit 506	New Orleans	LA	70130
Winoski Gerard J SR	450 John Churchill Chase Unit 202	New Orleans	LA	70130
Matthew E Lundy	450 John Churchill Chase Unit 203	New Orleans	LA	70130
Daniel J Williams	450 John Churchill Chase Unit 302	New Orleans	LA	70130
Tanya M Robinson	450 John Churchill Chase Unit 308	New Orleans	LA	70130
Mary V Boettner	450 John Churchill Chase Unit 404	New Orleans	LA	70130
Abhita T Reddy	450 John Churchill Chase #208	New Orleans	LA	70130
Max N Jr Tobias	450 John Churchill Chase Unit# 403	New Orleans	LA	70130
Sean D Auton	456 Waubensee Crk	Oswego	IL	60543
Charles H IV Austin	4840 Ithaca St	Metairie	LA	70006
Donald L Hoffmann	5 Falcon Dr	Mandeville	LA	70471
Diane Powe	5023 Congress Ave	Oakland	CA	94601
Jpdm LLC	5024 Haring Ct	Metairie	LA	70006
Maddox Suma Sangisetty	508 Milaudon St	New Orleans	LA	70118
Zavatsky Joseph	5113 W San Jose St	Tampa	FL	33629
1148 S Peters Development LLC	516 Bienville St Apt 510	New Orleans	LA	70130
James C Pearl	518 Fulton St	Indianapolis	IN	46202
Harminder S Mallik	5220 Cleveland Pl	Metairie	LA	70003
The Donald Patrick Dufek Living Trust	529 Cherry St	Ann Arbor	MI	48103
Jude Marullo	544 Bourbon St	New Orleans	LA	70130
Jerry D Dupre	550 Post Rd Unit 110	Ridgeland	MS	39157

Lane Timothy Dewayne II	555 Church St Apt 1907	Nashville	TN	37219
BCH Metal Works LLC	5701 Magazine St	New Orleans	LA	70115
1016 Annunciation Real Estate LLC	592 S Caleb Dr	Slidell	LA	70461
YA Hua Chen	598 E Lake Front Cir	Galloway	NJ	08205
James H Mangle	603 Herndon Hill Dr	Clinton	MS	39056
James M Lynn	608 Seville St	Philadelphia	PA	19128
The Jay Stewart Revocable Trust	610 John C Chase St P4	New Orleans	LA	70130
James T Connick	610 John Churchchill Chase St #18	New Orleans	LA	70130
Mace Scott Enterprises Inc	610 John Churchill Chase	New Orleans	LA	70130
Gregory G Johnson	610 John Churchill Chase Loft 2	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St	New Orleans	LA	70130
Glovinsky Marc Steven	610 John Churchill Chase St #7	New Orleans	LA	70130
Howcott Virginia L	610 John Churchill Chase St LFT 9	New Orleans	LA	70130
Terry Loup	610 John Churchill Chase St Loft 14	New Orleans	LA	70130
Louis C Schneider	610 John Churchill Chase St Loft 20	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Pent 1	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Pent 2	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Pent 3	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Pent 4	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Pent 5	New Orleans	LA	70130
Charles Peter Mouton	610 John Churchill Chase St Unit 1	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 1	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 10	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 11	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 12	New Orleans	LA	70130
Kevin J Cassidy	610 John Churchill Chase St Unit 13	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 13	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 14	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 15	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 16	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 17	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 18	New Orleans	LA	70130
Azevedo Rodney Luiz Dantas De	610 John Churchill Chase St Unit 19	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 19	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 2	New Orleans	LA	70130

Current Resident	610 John Churchill Chase St Unit 20	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 3	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 4	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 5	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 6	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 7	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 8	New Orleans	LA	70130
Current Resident	610 John Churchill Chase St Unit 9	New Orleans	LA	70130
Kiren Kaimal	610 John Churchill Chase St Unit PH 9	New Orleans	LA	70130
Virginia B Davis	610 John Churchill Chase St Unit PH2	New Orleans	LA	70130
Keith M Perrin	610 John Churchill Chase St Unit PH3	New Orleans	LA	70130
Glovinsky Marc Steven	610 John Churchill Chase Street Loft 7	New Orleans	LA	70130
John M Tejada	610 John Churchill Chase Unit 8	New Orleans	LA	70130
Ifeanyi Iwuchukwu	610 John Churchill St #12	New Orleans	LA	70130
Mose Anthony Jr	610 John Churchill St Unit 16	New Orleans	LA	70130
Current Resident	612 John Churchill Chase St EVC	New Orleans	LA	70130
Thomas Lester	6151 Canterbury Dr 308	Culver City	CA	90230
The Dcc Trust	6180 Lake Geneva Dr	Reno	NV	89511
Current Resident	619 Gaiennie St	New Orleans	LA	70130
Candal Francisco J	6211 Grandview Hill Ct	Bradenton	FL	34023
Breaux Darrin Mark	6419 Chandler Dr	Baton Rouge	LA	70808
Ben S Oliverio	676 Village Green Blvd E	Mars	PA	16046
Ryan Y Tsuda	6802 N Table Mountain Rd	Tucson	AZ	85718
Fos Peter John	682 Awini St	Diamondhead	MS	39525
Freedman Jonah A	700 Camp St Ste 316	New Orleans	LA	70130
Royce Riverhouse LLC	711 Second St 1/2	Gretna	LA	70053
Rien Fertel LLC	7208 6th St	Harahan	LA	70123
George M Loukatos	729 Destiny Plantation Blvd	Biloxi	MS	39532
Alton Edward Ashy	7387 Lasalle Ave	Baton Rouge	LA	70806
Charles H Ripoll	7800 Southwest Pkwy # 910	Austin	TX	78735
Diamond Street Ventures LLC	7835 Maple St	New Orleans	LA	70118
Arhant LLC	8 Oak Aly	Metairie	LA	70002
320 St Joseph LLC	800 Baronne St	New Orleans	LA	70113
Vask Properties LLC	800 Common St Unit 405	New Orleans	LA	70112
Current Resident	800 Convention Center Blvd	New Orleans	LA	70130
Current Resident	811 S Peters St	New Orleans	LA	70130
Susan Beth Suchocki Williams	821 Chretien Point Ave	Covington	LA	70433
Fulton Place Garage LLC	821 Gravier St Unit B	New Orleans	LA	70112
Current Resident	859 Convention Center Blvd	New Orleans	LA	70130

Current Resident	861 Convention Center Blvd	New Orleans	LA	70130
Current Resident	864 S Peters St	New Orleans	LA	70130
Current Resident	865 Fulton St	New Orleans	LA	70130
Current Resident	865 Fulton St Ste 400	New Orleans	LA	70130
Current Resident	865 Fulton St Ste 420	New Orleans	LA	70130
Current Resident	865 Fulton St Ste 500	New Orleans	LA	70130
Current Resident	870 S Peters St	New Orleans	LA	70130
Bankston & Associates LLC	8708 Jefferson Hwy Ste A	Baton Rouge	LA	70809
Current Resident	881 Convention Center Blvd	New Orleans	LA	70130
Jonathan K Zoller	9 Wickersham Ln	Saint Louis	MO	63124
Ernest N Morial New Orleans Exhibition	900 Convention Center Blvd	New Orleans	LA	70130
Current Resident	900 Convention Center Blvd	New Orleans	LA	70130
Current Resident	900 Convention Center Blvd Ste A	New Orleans	LA	70130
Doug Elder	900 S Peters #12	New Orleans	LA	70130
Juniper Partners LLC	900 S Peters St	New Orleans	LA	70130
Current Resident	900 S Peters St	New Orleans	LA	70130
Dayal S Reddy	900 S Peters St #11	New Orleans	LA	70130
Bonnie B Boohaker	900 S Peters St #17	New Orleans	LA	70130
Hutchinson Allison	900 S Peters St 15	New Orleans	LA	70130
Scott A Niemeyer	900 S Peters St 8	New Orleans	LA	70130
Satya V Reddy	900 S Peters St Loft 16	New Orleans	LA	70130
Robert J Sobert	900 S Peters St Loft 18	New Orleans	LA	70130
Cunningham Patrick	900 S Peters St Loft 2	New Orleans	LA	70130
Tyler EG Bridges	900 S Peters St Loft 4	New Orleans	LA	70130
Freebooter Production LLC	900 S Peters St Loft 8	New Orleans	LA	70130
Current Resident	900 S Peters St Pent 1	New Orleans	LA	70130
Current Resident	900 S Peters St Pent 2	New Orleans	LA	70130
Current Resident	900 S Peters St Pent 3	New Orleans	LA	70130
Scott Niemeyer	900 S Peters St Ph-1	New Orleans	LA	70115
Kenzie Michael T Mc	900 S Peters St PH3	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 1	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 10	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 11	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 12	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 13	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 14	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 15	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 16	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 17	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 18	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 2	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 3	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 4	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 5	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 6	New Orleans	LA	70130

Current Resident	900 S Peters St Unit 7	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 8	New Orleans	LA	70130
Current Resident	900 S Peters St Unit 9	New Orleans	LA	70130
Current Resident	900 S Peters St Unit C1	New Orleans	LA	70130
Current Resident	900 S Peters St Unit C2	New Orleans	LA	70130
Ewell E Jr Eagan	900 S Peters St Unit PH2	New Orleans	LA	70130
Current Resident	900 Tchoupitoulas St	New Orleans	LA	70130
Vishnu N Behari	9008 Ashville Dr	Pensacola	FL	32514
Current Resident	901 Convention Center Blvd	New Orleans	LA	70130
901 S Peters St Ii LLC	901 S Peters St	New Orleans	LA	70112
308 S Diamond LLC	901 Tchoupitoulas	New Orleans	LA	70130
316 S Diamond LLC	901 Tchoupitoulas	New Orleans	LA	70130
Dixie Mill Supply Co Inc	901 Tchoupitoulas	New Orleans	LA	70130
350 St Joseph LLC	901 Tchoupitoulas St	New Orleans	LA	70112
Current Resident	902 Fulton St	New Orleans	LA	70130
Current Resident	903 Convention Center Blvd	New Orleans	LA	70130
Current Resident	904 S Peters St	New Orleans	LA	70130
Current Resident	907 S Peters St	New Orleans	LA	70130
Current Resident	916 S Peters St	New Orleans	LA	70130
Current Resident	920 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	923 S Peters St	New Orleans	LA	70130
Current Resident	925 Convention Center Blvd	New Orleans	LA	70130
Current Resident	925 S Peters St	New Orleans	LA	70130
Current Resident	926 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	927 S Peters St	New Orleans	LA	70130
Current Resident	929 S Peters St	New Orleans	LA	70130
Oink Properties LLC	930 Tchoupitoulas St	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste A	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste B	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste C	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste D	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste E	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste F	New Orleans	LA	70130
Current Resident	930 Tchoupitoulas St Ste G	New Orleans	LA	70130
Current Resident	931 S Peters St	New Orleans	LA	70130
Eric Fleming	9414 Mount Logan	Missouri City	TX	77459
Current Resident	956 S Peters St	New Orleans	LA	70130
Clayton R Bratton	968 Riverview Dr	Biloxi	MS	39532
AB TCP Big Easy Hotel LLC Attention Chuck Bond	3021 Citrus Circle Suite 130	Walnut Creek	CA	94598
Scoggins Christina C/O Emily B Coia	103 Catalpa Lane	Mandeville	LA	70471
Scoggins Christina A C/O Greymorr La LLC	5002 Dodge St 203	Omaha	NE	68132
Rlj III - Hg New Orleans Convention Center LLC C/O RLJ Capital Partners III LLC	3 Bethesda Metro Center Ste 1000	Bethesda	MD	20814

Universal Import Inc C/O Scott Aaron Phillips (Bfd)	610 John Churchill Chase St Loft 3	New Orleans	LA	70130
LVP HP New Orleans LLC C/O The Lightstone Group LLC	1985 Cedar Bridge Ave Ste 1	Lakewood	NJ	08701
1131 Tcoup LLC C\O Craig and Lynn Boes	4801 Sheridan Ave St	Metairie	LA	70002
Federal Fibremills Condominium Association	1107 South Peters Street	New Orleans	LA	70130
Kenneth David Kessler ET Al	1051 Tchoupitoulas St #307	New Orleans	LA	70130
Lauren A Balentine ET Al	1107 S Peters St #407	New Orleans	LA	70130
Jan Katherine Autin ET Al	1107 S Peters St #523	New Orleans	LA	70130
Linda S Gibbs ET Al	1107 S Peters St Unit 429	New Orleans	LA	70130
Branstetter Robert Murray Jr ET Al	1107 SO Peters St Unit-125	New Orleans	LA	70130
Catolos Ely E ET Al	339 Andrew Higgins BL	New Orleans	LA	70130
Alyssa C Lyon ET Al	414 Cercle DU Lac	Covington	LA	70433
Lisa J Johnson ET Al	450 John Churchill Chase St #406	New Orleans	LA	70130
Sherry D Sosna ET Al	450 John Churchill Chase St Unit 501	New Orleans	LA	70130
Frank C Hemelt ET Al	4620 Kent Ave	Metairie	LA	70006
Stephanie M Spinella Etal	1061 Tchoupitoulas St #305	New Orleans	LA	70130
Meghan N King Etal	1107 S Peters St #207	New Orleans	LA	70130
Samantha A Fix Etal	1107 S Peters St Unit 519	New Orleans	LA	70130
Cristina R Couceiro Etal	1111 S Petersst Unit 202	New Orleans	LA	70130
Nicholas J Trenticosta Etal	2710 Constance St	New Orleans	LA	70130
Sukeshy B Patel Etal	450 John Churchill Chase Unit 505	New Orleans	LA	70130
Leitz Iris G Etal	4508 Wilson Dr	Metairie	LA	70003
Joseph A Larriviere Etals	37310 Manchac Ln	Prairieville	LA	70769
Sheila B Bellaire Etals	551 Amethyst St	New Orleans	LA	70124
Cerise J Bush Francine S Bush	1107 SO Peters St Unit-108	New Orleans	LA	70130
Venture International LLC Generations Hall	310 Andrew Higgins BL	New Orleans	LA	70130
The Alessandra & Sofia Bruno Irrevocable Trust	1107 South Peters St	New Orleans	LA	70130
Lynda A Gendusa Leanne M Willoz Cupero	875 19th St	Beaumont	TX	77706
Touchdown Holdings Limited Partership	P O Box 646	St Joseph	LA	71366
Marine & Boland Manufacturing Co Inc	1000 Tchoupitoulas St	New Orleans	LA	70130
Pamela R Bridges/Mr Walter M Hamilton	2059 Ramsey Dr	Baton Rouge	LA	70808
Regions Bank Trustee of The Ricardo A Nimo Irrevocable Trust	202 S 40th Ave	Hattiesburg	MS	39402
David R Sr Hinds	P O Box 1926	Lake Charles	LA	70602
Stephen B Kelton	P O Box 28	Houma	LA	70361
Mark A Gravel Properties LLC	P O Box 5066	Alexandria	LA	71307
Kyle William W/Patti A Luke	1454 Milner Crescent	Birmingham	AL	35205
1107 S Peters St Unit 513 LLC	P O Box 3018	Houma	LA	70361
Bde Investments LLC	P O Box 456	Hammond	LA	70404
Touchdown Holdings LLC	P O Box 646	Saint Joseph	LA	71366
Quattro Formaggi LLC	P O Box 8310	Metairie	LA	70011
Bakery 313 LLC	P O Box 9281	Metairie	LA	70005

James D Addison in His Capacity AS Trustee of The James D Addison Living Trust	9134 N Safflower Ln	Tucson	AZ	85743
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CITY PLANNING COMMISSION STAFF

cpcinfo@nola.gov

NEIGHBORHOOD ORGANIZATIONS

Downtown Development District
 Point of Contact: Davon Barbour
 Phone Number: 504-561-8927
 Email: ddd@downtownnola.com
 Street Address: 201 St. Charles
 Avenue, Ste. 3912
 City: New Orleans
 Zip: 70130

Organization Name: Warehouse District Neighborhood Association
 Point of Contact: Troy Dupuis
 Phone Number: 504-523-2439
 Email: warehousedna@gmail.com
 Street Address: 1111 S. Peters Street #111
 City: New Orleans
 Zip: 70130

CITY COUNCIL MEMBER

District B
 Lesli Harris
 City Hall, Room 2W10
 1300 Perdido Street
 New Orleans, LA 70112
 Phone: (504) 658-1020
 Fax: (504) 658-1025
Lesli.Harris@nola.gov

MAP







Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: Convention Center HQ Hotel

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Wed, Dec 31, 2025 at 10:00 AM

To: Lesli Harris <Lesli.Harris@nola.gov>, Elizabeth D Holman <Elizabeth.Holman@nola.gov>

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning Councilmember Harris and Liz,

I've attached the NPP invite for the proposed Omni Hotels and Resorts convention center headquarters hotel. The meeting is on January 15th at 5:30pm at the Convention Center.

As always, please feel free to reach out if you have any questions!

Sincerely,

--

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

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1238K

NPP Invite: Convention Center HQ Hotel

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Wed, Dec 31, 2025 at 10:00 AM

To: CPCinfo <cpcinfo@nola.gov>

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning,

I've attached the NPP invite for the proposed Omni Hotels and Resorts convention center headquarters hotel.

Thanks,

--

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com**Sherman Strategies**

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com**FINAL_NPP Letter.pdf**

1238K



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: Convention Center HQ Hotel

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Wed, Dec 31, 2025 at 10:00 AM

To: ddd@downtownnola.com

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning,

I've attached the NPP invite for the proposed Omni Hotels and Resorts convention center headquarters hotel. The meeting is on Thursday, January 15th.

Please feel free to reach out any time should you have any questions.

We hope to see you there.

--

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

 **FINAL_NPP Letter.pdf**
1238K



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: Convention Center HQ Hotel

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Wed, Dec 31, 2025 at 10:00 AM

To: dmarshall@mlbw-law.com

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning,

Please see attached NPP invite for the proposed Omni convention center headquarter hotel. The meeting is on January 15th at 5:30pm.

Sincerely,

--

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

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1238K



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: Convention Center HQ Hotel

1 message

Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Wed, Dec 31, 2025 at 10:00 AM

To: Warehouse District Neighborhood Association <warehousedna@gmail.com>

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Good morning,

I've attached the NPP invite for the proposed Omni Hotels and Resorts convention center headquarters hotel. The meeting is on Thursday, January 15th.

Please feel free to reach out any time should you have any questions.

We hope to see you there.

--

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

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1238K



NPP Meeting Thursday, January 15

Lee Ann Mayo <lmayo@capitolresourcesllc.com>

Mon, Jan 5, 2026 at 6:39 PM

To: "mike@shermanstrategiesllc.com" <mike@shermanstrategiesllc.com>, The Cotton Mill Board of Directors <thecottonmill.boardofdirectors@gmail.com>

Cc: Lee Ann Mayo <lmayo@capitolresourcesllc.com>, "jhannan@mccno.com" <jhannan@mccno.com>, "Lesli.Harris@nola.gov" <Lesli.Harris@nola.gov>

Mike,

I'm reviewing the attached letter regarding the proposed Omni Hotel for the Convention Center. I have also shared it with the Cotton Mill Board of Directors.

I do agree in order to be competitive, the Convention Center needs a new hotel.

We moved to the Warehouse District October of 2019. Since that time, I have worked with residents in our building and others in the neighborhood, mostly on topics of safety and security.

I'm not sure I will be able to attend the meeting on January 15 so I would like to get information from you regarding safety and security now if you have details available.

My question tonight is primarily about the project's plan to have crime cameras - will they be hooked up to the RTCC, and any other safety plans that were not addressed in the Dec. 31, 2025 NPP notice.

Thank you so much and we appreciate any information you can share with us.

Lee Ann Mayo

920 Poeyfarre Street, Unit 414

New Orleans, LA 70130

601-918-7189



FINAL_NPP Letter Omi Hotel 01 05 2026.pdf
1238K



NPP Meeting Thursday, January 15

michael sherman <mike@shermanstrategiesllc.com>

Wed, Jan 14, 2026 at 3:46 PM

To: Lee Ann Mayo <lmayo@capitolresourcesllc.com>

Cc: The Cotton Mill Board of Directors <thecottonmill.boardofdirectors@gmail.com>, "jhannan@mccno.com" <jhannan@mccno.com>, "Lesli.Harris@nola.gov" <Lesli.Harris@nola.gov>, Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>, Lee Ann Mayo <lmayo@capitolresourcesllc.com>, Andrew Palumbo <andrew.palumbo@mccno.com>

Thanks for following up.

We are working with our vendor to ensure compatibility but everyone agrees it should be no problem hooking up to the RTCC. Great suggestion. So, thank you. So, you can accept that as a commitment that they will do it (barring any technical compatibility issue)

On Omni, we have a meeting tomorrow (prior to the neighborhood meeting) to talk through the security package. In short, it will be robust both during construction and then again during operations with both people + technology including cameras across the entire exterior perimeter.

On the convention center side, I've looped in its director of security, Andrew Palumbo who is a former NOPD Lt. and leader of its Special Events Section in the Field Operations Bureau. Andrew will be at the NPP meeting.

We'll have a series of meetings as we move through the process between Andrew and his team along with Omni to develop the security package. Omni + the convention center will be coordinated and any input you have will be most appreciated.

--Mike



Michael G. Sherman, Esq.

Direct 504.250.2257 | mike@shermanstrategiesllc.com

Sherman Strategies

800 Baronne Street, New Orleans, LA 70113

www.shermanstrategiesllc.com

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[Quoted text hidden]

**Convention Center HQ Hotel
Neighborhood Participation Plan Meeting**

1/15/26 at 5:30 PM

Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Toby Domingue	931 S. PETERS ST. NOLA 70130	World Famous Corporation Bar GRILL	(504) 453-1197 tobydomingue@ yahoo.com
Justin B. Schmidt	1506 Seventh St. New Orleans, LA 70115		(504) 451-6567 justinschmidtlaw@ gmail.com
Amy Kessler	1051 Tchoupitoulas NOLA 70130		amynkessler@gmail.com 504-615-8864
Joe & George Lato	404 Notre Dame		joejlato@gmail.com
Lisa Johnson	450 John Churchill chase		lisa.ljohnson@gmail.com
Pam Luke	1107 S. Peters #406		pamluke@ gmail.com
Donna Marshall	1107 S Peters #305 NOLA		dmarshall@ mlbw-law.com

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard,
and a portion of John Churchill Chase Street

**Convention Center HQ Hotel
Neighborhood Participation Plan Meeting**

1/15/26 at 5:30 PM

Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Dean Greener	1107 S. Peters Unit 301	Federal Fibre Mills	greenerfam@ yahoo.com
Don Dufec	1107 S. PETERS UNIT 507	FEDERAL FIBRE MILLS	dudu2260 @hotmail.com
Koggie Hakenjos	1107 S. Peters Unit 10A	" "	khakenjos@ icloud.com
Cliff LeBoeuf	1107 S Peters	" "	cliffleboeuf@ gmail.com
Melody Campbell	1107. Peters	IFM	Melody.legoff @gmail.com
Ryan Campbell	1107 S. Peters	IFM	"
DR. PETER J. Fos	1107 S. PETERS	FFM	Pjfos26@aol.com
A. Branstetter	1107 S Peters	FFM	Ashleigh @ashleigh branstetter.com

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard,
and a portion of John Churchill Chase Street

**Convention Center HQ Hotel
Neighborhood Participation Plan Meeting**

1/15/26 at 5:30 PM

Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Brian Lytle	1107 S Peters	FFM	551 580 1602
Evelyn Scott Phillips	610 John Churchill Chase St.		860-656-4533 985 353 7823
MARYNEU NOLAN-WHEATLEY	923 Tchoup (PRC)	PRC	504-913-9911
Mary & Keith Perrin	610 John Churchill Chase	Lewis Field St	504-495-9440 k-acorn@msn.com
Barbara Johnson	610 JOHN CHURCHILL CHASE		504-613-7457 barbara@thegreat deltatowns.com
Kaitlyn Poe	1107 S. Peters	FFM	(325)333-7946 KAITLYNPPOE@ GMAIL.COM
Paris Fallo	1107 S. Peters	FFM	972-743-3430 Parisfallo@gmail. com
Philip Bram	1107 S. Peters	FFM	pabram@mac.com 504-339-4428

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard,
and a portion of John Churchill Chase Street

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Neighborhood Participation Plan Meeting**

1/15/26 at 5:30 PM

Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
DeAnn Deason	1107 S. Peters # 417	Federal Fibre mills	504-313-2994 deann@krewe.com
Jan Janet Robertson	" " # 121	" "	985-258-0824 way2ret@yahoo.com
Bryan Roberts	1201 CONV CTR NO LA 10130	HAMPTON	504 478 0477 bryan.roberts@airbridge.com
KAY EABAN	900 S. PETERS P2		KAY.EABAN@GMAIL 504 638 7856
SCOTT Meyner	900 S. PETERS ST. P1, C1, #8		SCOTT@GOLDCIRCLE.COM 310 990 2499
Patricia Kyle	1107 S. Peters St. #406	FFM	H 205 874 6142
Gene Pasturek	201 PL Elys Suite 3912	DDD	gpasturek@downtownnola.com
Tyler Bridges	900 S. Peters St	Paragon	tegbbridges@gmail.com

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard,
and a portion of John Churchill Chase Street

Convention Center HQ Hotel Neighborhood Participation Plan Meeting

1/15/26 at 5:30 PM

Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
DIANER PETTIT DAVID A BJERKNEB	1111 S. PETERS NOLA 70130	/	petbjerk@muc.com 612/599-6989
Amy Glavinisky Marc Glavinisky	610 John Churchill Chase St 70130	/	amyglavinisky@ gmail.com 504/975-8244
Mac Glavinisky	920 Payne St 70130		
Linda Pierce	450 John Churchill Chase N.O., LA 70130	Mills Row Board of John Churchill Chas	Linda.pierce2@ gmail.com 757-641-5844

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard,
and a portion of John Churchill Chase Street

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1/15/26 at 5:30 PM

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2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Rosi + George Healy	1107 So. Peters #210 + 212	FFM	rosihealy@aol.com
James Curry	1107 S. PETERS 525	FFN	JAZZ CURRY 54 @GMAIL
Heather E. Arms	1107-405	FFM	hetherarms @ms.com
Troy Dupuis	1115 Peters St #111	Warehouse dna @gmail.com	
Juan Lopez	1111 S. Peters St	Juanmo_lopez photo1.com	
Jefferson Stewart	610 JOHN CHURCHILL CHASE	self	601-672- 9355
Daniel marcel	1111 S. Peters St.	self	dmarcel@ rampartccr.com
VIRGINIA DAVIS	610 JOHN CHURCHILL CHASE ST LAFAYETTE	LOFB	Ginidavis@protonmail.com

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard,
and a portion of John Churchill Chase Street

**Convention Center HQ Hotel
Neighborhood Participation Plan Meeting**

1/15/26 at 5:30 PM

Location: New Orleans Ernest N. Morial Convention Center
2nd Floor, Outside Rooms 235/236

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
AMY GELMAIN	1107 S. Peters	Disgruntled Neighbor	AGELMAIN525@YAHOO.COM
Pamela Gibbs	1107 S. Peters	FFM	plgibbs@nola-law.com
Ben Roberts	1001 S Peters	HGI	Benjamin.Roberts@Hilton.com 337-278-3377
BOULUS BOUHAKI	900 S. Peters St #17		Boulus@aol.com 225-931-3332
Allison Stewart	900 S. PETERS #15		allisonjstewart@gmail.com
TYLER CORREA	201 St. Charles Ste. 3712	DDD	tycorrea@downtownnola.com
Janet Robertson	1107 S. Peters #121	FFM	janet.robertson99@yahoo.com
DAVID + Jackie Federico	1107 S. Peters #227	FIBRE mills	david-federico@ecoleclassique.com

Project Site: 1000-1040 South Peters St., 1001-1095 Convention Center Boulevard,
and a portion of John Churchill Chase Street

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: ALLISON STEWART

Address: 900 S. PETERS ST LOFT 15

WAITING TO PULL INTO

Please provide thoughts, ideas, and concerns regarding this project:

- ① PROVIDE A BAY ON CR BLVD FOR CARS
- ② PROVIDE MORE INFORMATION ON WEIGHT ISSUES WITH A HUGE TOWER ON A SMALL FOUNDATION
- ③ PROVIDE MORE INFORMATION ON TRAFFIC PATTERNS TO AVOID SEVERE CONGESTION ISSUES
- ④ PROVIDE MORE INFORMATION ON POPULATION

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

DENSITY ISSUES IN OUR NEIGHBORHOOD. INFORM THE PUBLIC WITH MORE DETAILS

January 15, 2026

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: Kaitlyn Poe

Address: 1107 S Peters #206

Please provide thoughts, ideas, and concerns regarding this project:

I worry for the traffic/congestion impacts for local residents. I use John Churchill everyday to go to work & the closure is concerning. The height is also a bit ridiculous and I worry about the long term impacts.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

January 15, 2026

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: Faithlyn Poe

Address: 1107 S Peters #200

Please provide thoughts, ideas, and concerns regarding this project:

I'm frustrated w/ this being called a "meeting" when it seems more like a "fair". I think there's a lack of transparency and don't have much trust that this project considers local residents. I don't feel seen, heard or respected.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

January 15, 2026

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: Philip Braun

Address: 1107 S. Peters St. Unit 315, NOLA 70130

Please provide thoughts, ideas, and concerns regarding this project:

I am not opposed to a new hotel in the Warehouse District.
But this is a historic neighborhood and residential community, and
the proposed height is far out of character with its surroundings.
A hotel of this magnitude would overwhelm the existing streetscape
and raise serious concerns about increased traffic and congestion.

These cards will be submitted with the NPP Report to the City of New Orleans as
a part of the City Planning Commission applications.

I respectfully ask that the project be
reconsidered with a more appropriate height
and impact to our neighborhood.

January 15, 2026

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: Troy Dupuis

Address: 111 S Peters St #111

Please provide thoughts, ideas, and concerns regarding this project:

A new water line will be needed. Pressure drops to
20 psi when a cruise ship is docked, zoning is 125 ft
Height is too high, single lane street is too small
Other 1000 room hotels have 3 lanes
Tax structure and profit guarantee is horrendous
Paid too much for the property.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

January 15, 2026

Convention Center HQ Hotel Project
NPP COMMENT CARDS

Name: DeAnn Pearson

Address: 1107 S. Peters. Unit 417

Please provide thoughts, ideas, and concerns regarding this project:

Is there any way to move the height
side of the structure facing the
convention center in ~~the~~ view of the
park?

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

January 15, 2026

Definn Deason

1107 S. Peters # 417

Can we set a
prescedant that
this will be the
ONLY structure
breaking the 10-story
limitation, preventing
other hotels, business from
following suite

Orleans
Room
299

DA-LITE

Post-it SUPERSTICKY EASYPAD
TABLEAU À FEUILLES MOBILES SUPERCOLLANTES
SUPERADHESIVAS BLOC DE HOJAS REPOSICIONABLES
30 25 IN/PO x 30 IN/PO
63.5 cm x 76.2 cm
5.2 SQ FT/PP (0.48 m²) 3M

Keep it
clean during
Construction

Like new
CC Blvd
park design.

Keep trash
receptacles
emptied.
more workers
= + trash

Keep fences
+ gates

it's a great
park!

Plant some
new larger
trees in
middle for
shade

Cut grass
more often
in summer

Consistent
hours that
are posted

Could the
hotel
manage
the park?

Fountain
in
Center

Care for
the grass.
It gets
muddy.

Is there a plan for
vehicle control?
Especially during
Down but also
on-going?

Can location be
accessed from
side instead of
S. Peters St?
Will be unattractive.

Stay
dog-friendly

Need more
maintenance
due to more
traffic.

Any improvements to
be made from Telour
exit to get access
into the Convention
Center area and
S. Peters St?

Community
events
* post on
website

more
lighting

RLS-Hilton
Noble-
Hampton

John
Churchill
one-way
improve
circulation

Jenna D. Burke

From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Thursday, February 19, 2026 6:35 PM
To: Jenna D. Burke
Cc: Avery Cootes; Mike Sherman
Subject: Re: Convention Center HQ Hotel Text Amendment

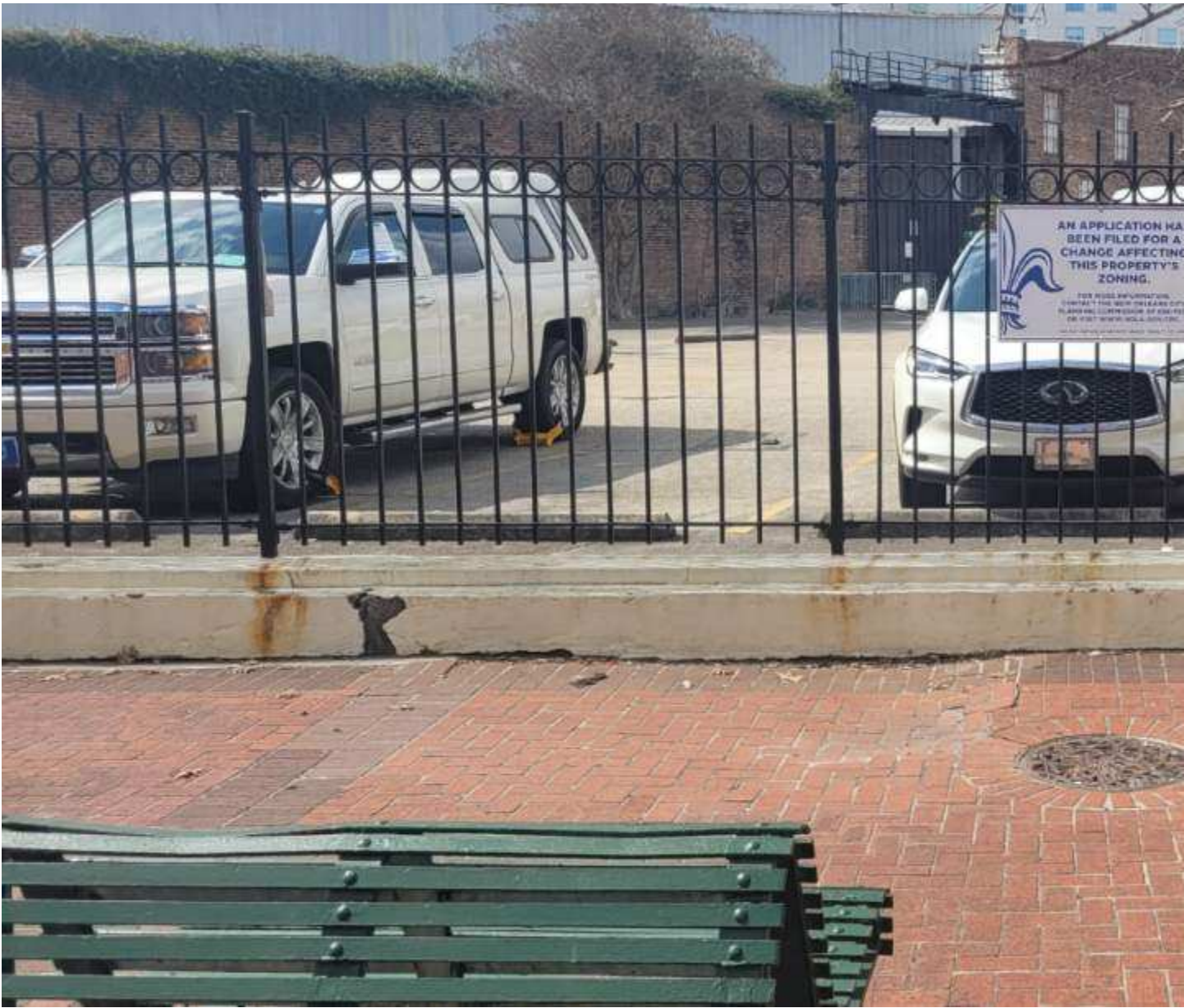
Hi Jenna,

Please see attached photos of the zoning signs up on site.

Thanks,









Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

On Feb 11, 2026, at 12:55 PM, Rebecca Hurst Gieger <becca@shermanstrategiesllc.com> wrote:

Perfect, thank you!

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

On Feb 11, 2026, at 11:38 AM, Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

I'll be at desk duty across the street, but we can pop into that conference room to meet in person if y'all would like. Avery, still have the Teams link if you're able to jump on.

Thanks and see y'all soon,
Jenna

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/26978472621540?p=ITevXF3Hf9svskHNLQ>

Meeting ID: 269 784 726 215 40

Passcode: dc7rc3kM

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 504-356-4110,,883010642#](#) United States, New Orleans

[Find a local number](#)

Phone conference ID: 883 010 642#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

-

From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Monday, February 9, 2026 2:27 PM
To: Avery Cootes <avery@shermanstrategiesllc.com>
Cc: Jenna D. Burke <Jenna.Burke@nola.gov>; Mike Sherman <mike@shermanstrategiesllc.com>; Stephen K. Kroll <skroll@nola.gov>
Subject: Re: Convention Center HQ Hotel Text Amendment

Given the Mardi Gras craziness with early pickups, let's just keep it virtual. I will circulate a Zoom link.

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

On Feb 9, 2026, at 12:58 PM, Avery Foret <avery@shermanstrategiesllc.com> wrote:

So I'll call in even if Mike and Becca go in person to CPC.

On Mon, Feb 9, 2026 at 11:34 AM Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

Yes, did y'all want to come to CPC or meet via Teams?

Thanks,

Jenna

Jenna Burke (she/her)

Senior City Planner | City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@nola.gov

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From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Friday, February 6, 2026 9:57 AM
To: Jenna D. Burke <Jenna.Burke@nola.gov>
Cc: Mike Sherman <mike@shermanstrategiesllc.com>; Avery Cootes <avery@shermanstrategiesllc.com>; Stephen K. Kroll <skroll@nola.gov>
Subject: Re: Convention Center HQ Hotel Text Amendment

Would 11am on Thursday work?

Becca (Hurst) Gieger

Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

On Feb 5, 2026, at 4:58 PM, Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

Yes, thanks for reaching out. With BZA and other deadlines, I might not have a chance to take a good look at this until next Wednesday.

Would that afternoon or any time Thursday work for y'all?

Hope your Mardi Gras is starting off well! Talk soon,
Jenna

Jenna Burke (*she/her*)

Senior City Planner | City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@nola.gov
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From: Rebecca Hurst Gieger
<becca@shermanstrategiesllc.com>
Sent: Thursday, February 5, 2026 3:23 PM
To: Jenna D. Burke <Jenna.Burke@nola.gov>
Cc: Mike Sherman <Mike@shermanstrategiesllc.com>;
Avery Cootes <avery@shermanstrategiesllc.com>;
Stephen K. Kroll <skroll@nola.gov>
Subject: Convention Center HQ Hotel Text Amendment

Hi Jenna,

I saw on OneStop that you are the assigned planner for the convention center HQ hotel text amendment.

Cc'ing Stephen as we've met with him on this one a number of times.

We would love to sit down with you to walk you through the whole project. Would you have time next week?

Thanks,

Becca (Hurst) Gieger
Direct 813.299.4355
Becca@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

--

Avery Foret, Esq.
Direct 504.301.5228
avery@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
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<Mail Attachment.ics>

Jenna D. Burke

From: Avery Foret <avery@shermanstrategiesllc.com>
Sent: Wednesday, March 25, 2026 12:32 PM
To: Jenna D. Burke
Cc: Rebecca Hurst Gieger
Subject: Re: HQ Hotel NPP Report

Hey Jenna,
Here are the numbers:

- Hotel Gross Square Footage 884,150. Parking Gross Square Footage 135,219. So TOTAL gross square footage is 1,1019,369.
- Parcel (including the street to be purchased) is 94,325. (attaching a survey)
- FAR of 12 would then allow 1,131,900

thank you!

On Wed, Mar 25, 2026 at 11:33 AM Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

Excellent thank you!

Jenna Burke (she/her)

Senior City Planner | City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@nola.gov

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From: Avery Foret <avery@shermanstrategiesllc.com>
Sent: Wednesday, March 25, 2026 10:25 AM
To: Jenna D. Burke <Jenna.Burke@nola.gov>
Cc: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Subject: Re: HQ Hotel NPP Report

Hi Jenna,

We're working on getting these updated numbers to you.

-Avery

On Thu, Mar 19, 2026 at 3:02 PM Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

Hi, thought I had seen some numbers on the design presentation or somewhere, but can't find it now. Do y'all have the current gross floor area calculations as proposed? Obviously just need them for FAR and comparisons.

Thanks and hope y'all's weeks are going well!

Jenna Burke (*she/her*)

Senior City Planner | City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@nola.gov

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[Follow CPC on Instagram](#)

From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Sent: Wednesday, March 11, 2026 2:37 PM

To: Jenna D. Burke <Jenna.Burke@nola.gov>

Cc: Avery Cootes <avery@shermanstrategiesllc.com>

Subject: Re: HQ Hotel NPP Report

Hi Jenna,

Just a quick update, the HDLC voted in favor of the demolition today.

Also, we were able to get some additional information from the architects.

1. Exterior Lighting - There are no plans for any exterior light fixtures on the tower. The exterior building mounted lighting will be limited to the podium level. This decorative lighting as shown on the elevations are roughly 90' above the sidewalk.

2. Curb Cuts - The two curb cuts on convention center boulevard are 120' and 25.5' approximately. The curb cuts for loading and trash along S. Peters are 24' for trash and 71' for the loading spaces. I've attached a site plan with dimensions here.

3. On signage, we do not have more specific information at this time. The rendered signs in the package we submitted are what we used to draft the proposed text amendment relative to signage.

4. Surrounding building height - Please see attached sheet showing relative heights of the most immediately surrounding buildings. I've also attached the DDD height study we referenced. On height, I just want to reiterate that when the decision was made to shrink the footprint, the ballrooms needed to be stacked on top of each other thus increasing the podium/overall height.

Thanks,

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

On Feb 23, 2026, at 1:47 PM, Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

Thanks and please keep posted. Trying to make solid recommendations that reflect the project but also give clear guidelines.

And did y'all mention you had a height study or something similar? I didn't see it in the NPP report, but if you have one, could you pass it along?

Thanks again!

Jenna

Jenna Burke (she/her)

Senior City Planner | City Planning Commission
Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
504.658.7023 | jenna.burke@nola.gov

Please be advised that all email correspondence is subject to the state’s public records laws.

RESOURCES:

[Application Forms](#)

[Property Viewer](#) (check the zoning of a property)
[Comprehensive Zoning Ordinance](#)

[One Stop App](#)
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From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>
Sent: Friday, February 20, 2026 3:20 PM
To: Jenna D. Burke <Jenna.Burke@nola.gov>
Subject: Re: HQ Hotel NPP Report

Hi Jenna,

See attached design plans.

Still working on the other items but hoping to have it to you early next week.

Thanks,

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

On Feb 20, 2026, at 12:20 PM, Jenna D. Burke <Jenna.Burke@nola.gov> wrote:

Hi! Trying to wrap up the report. Do you have the plans presentation packet handy to forward? Also, were y'all able to hone in on the curb cuts, lighting height, signage, etc? Appreciate any updates that would make the report as clear cut as possible.

Thanks!

Jenna Burke (*she/her*)

Senior City Planner | City Planning Commission

Office of Business and External Services

1300 Perdido Street, 7th Floor | New Orleans, LA 70112

504.658.7023 | jenna.burke@nola.gov

Please be advised that all email correspondence is subject to the state's public records laws.

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From: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

Sent: Thursday, February 12, 2026 11:56 AM

To: Jenna D. Burke <Jenna.Burke@nola.gov>

Subject: HQ Hotel NPP Report

See attached!

Becca (Hurst) Gieger

Direct 813.299.4355

Becca@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

--

Avery Foret, Esq.

Direct 504.301.5228

avery@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.

New Orleans, LA 70113
www.shermanstrategiesllc.com

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--

Avery Foret, Esq.
Direct 504.301.5228
avery@shermanstrategiesllc.com

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800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

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Denise Bourgeois
1107 South Peters St.
Unit 501
New Orleans, LA 70130

February 26, 2026

City Planning Commission
c/o Executive Director
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

Re: **Zoning Docket 024/26**

Dear Members of the City Planning Commission,

I am writing to formally express strong opposition to the proposed Omni Hotel development adjacent to the New Orleans Ernest N. Morial Convention Center.

As residents and business owners in the Warehouse District, we deliberately chose this neighborhood for its scale, historic character, livability, and relative quiet compared to the New Orleans French Quarter. While we value tourism and recognize its importance to our city's economy, this proposed 300-foot hotel tower is incompatible with the existing fabric and intent of our neighborhood.

First, the proposed height of 300 feet dramatically exceeds the current 135-foot height limitation. Such a substantial deviation sets a dangerous precedent and fundamentally alters the architectural scale that defines the Warehouse District. The neighborhood's historic industrial character—brick warehouses, mid-rise structures, and human-scaled streetscapes—would be overshadowed by a high-rise structure more appropriate for a central business district core. Height restrictions exist to protect neighborhood integrity, light corridors, and proportionality; granting an exception of this magnitude undermines those protections.

Second, traffic and congestion concerns remain unaddressed. Residents have repeatedly requested a comprehensive, independent traffic impact study, yet none has been presented. Even if one is eventually produced, the fact that it would be commissioned by project promoters raises concerns about bias. The addition of hundreds of hotel guests, event attendees, service vehicles, rideshares, tour buses, and approximately 500 employees will significantly increase daily traffic volume in an area already strained during major conventions and events.

The surrounding streets—many of which were not designed for high-volume commercial traffic—will experience increased congestion, noise, pedestrian safety risks, and delays. This

will directly impact residents, small businesses, delivery operations, and emergency vehicle access.

Parking impacts are also being misrepresented. The developer has promoted the inclusion of 350 parking spaces; however, this figure fails to account for the potential loss of approximately 192 existing spaces. These include paid surface parking lots on the proposed construction site, spaces along John Churchill Chase Street affected by encroachment, and additional street parking that would be eliminated to accommodate loading zones, trash collection areas, utility access, and ramp infrastructure.

This results in a net increase of roughly 150 spaces—not the advertised 350. When factoring in employee parking needs, hotel guests, vendors, and service providers, the development will create a net parking deficit. This will inevitably displace residents, employees of nearby businesses, and customers who rely on existing parking availability. Overflow parking will spread deeper into residential blocks, further disrupting neighborhood quality of life.

Beyond traffic and parking, there are additional concerns:

- **Zoning and Precedent:** Approving such a dramatic height variance erodes the predictability of zoning regulations and signals that established limits can be disregarded for large-scale commercial projects.
- **Infrastructure Strain:** Increased demand on water, sewer, drainage, and power systems must be thoroughly evaluated, particularly in a city already vulnerable to flooding and infrastructure stress.
- **Quality of Life Impacts:** Increased noise, light pollution, late-night activity, and delivery operations will permanently alter the residential character of the area.
- **Economic Displacement:** Rising property values and commercial rents driven by large hospitality developments may further displace locally owned businesses and long-term residents.

We are not opposed to thoughtful development. However, development must respect existing zoning, neighborhood scale, infrastructure capacity, and community input. A project of this magnitude belongs in a district designed for high-rise density—not within a historic, mixed-use neighborhood whose character residents have worked hard to preserve.

We respectfully request that the Commission deny the proposed height variance and require a transparent, independently conducted traffic and infrastructure impact analysis before any further consideration. The long-term livability of the Warehouse District must take precedence over short-term development interests.

Thank you for your consideration and for your commitment to protecting the integrity of our community.

Sincerely,



Denise Bourgeois

Alyssa R White

From: rocco.detomo@gmail.com
Sent: Thursday, February 26, 2026 11:18 AM
To: CPCINFO
Subject: Zoning Docket 024/26

Please be explicit that this application implies the elimination of John Churchill Drive between South Peters Street and Convention Center Boulevard.

Dr. Rocco (Rocky) Detomo, Jr.
Federal Fibre Mills #518
Email: Rocco.Detomo@gmail.com
Cell: +1 202-352-7406

Omni hotel

From DAVID LANDRY <2landry@cox.net>

Date Sun 3/1/2026 7:21 AM

To CPCINFO <CPCINFO@nola.gov>

City Planning Commission Staff,

I am unable to attend the hearing due to major surgery the day before, therefore please consider my comments. The staff should be curious as to why the Convention Center and its partner decided to place this massive project in the low rise historic Warehouse District.

Therefore at the hearing, the following questions need to be asked of Omni:

- 1) Were you and the Convention Center,(CC), aware that the project as planned could not be built under current zoning laws? (The agreement with CC clearly states this).
- 2) Could your architects design a profitable headquarters hotel, within the footprint of the leased property, that would comply with all zoning laws in the Warehouse district?
- 3) Was a very similar designed, L-shaped, 1000 room hotel originally planned to be located in the River District?
- 4) Would a 600 room hotel at the Sugar Mill location be profitable as a new headquarters hotel? (See CC's 2022 study).

If Convention center officials are present, as they should be, ask them the following:

- 1) The Proposed Omni project is across the street from the convention center as is the Marriott, Hyatt Place, and Hampton Inn, so why not designate one of those as a "headquarters hotel?"
- 2) Did you seek request for proposals from other major hotels to consider building on the Sugar Mill site? Or did you buy it with full knowledge that Omni was the chosen builder?
- 3) In advance of buying the Sugar Mill property, or after purchase, did you have any discussions with City of New Orleans officials regarding zoning changes or of acquiring portions of City property, including adjacent park and street? (John Churchill Chase St.).
- 4) Would a smaller hotel on the proposed site still meet your requirements of a "headquarters hotel" and what size, (number of rooms and amenities), would suffice?

As stated by the Convention center, in numerous press releases and meetings, a headquarters hotel will benefit tourism and create tax dollars for the City. However, similar benefits would be achievable with a downsized project at the proposed location or a larger 1000 room hotel at the River District. Allowing zoning changes by creating an overlay district constitutes spot zoning, and despite a public benefit, the massive size mostly benefits Omni's profitability.

Please add these comments and questions to the record.

Thanks,

David Landry- impacted resident -the Bakery

Valerie Goines

From: David L.Landry <dlandry4393@gmail.com>
Sent: Tuesday, March 3, 2026 5:41 AM
To: CPCINFO
Subject: Overlay district

Staff,

I'm sorry that my submissions to the record are so piecemeal, but this very familiar design is what Omni will build if you approve their request. As you can see below, their original architectural plan was for a massive 1000 room hotel plan which was in fact compatible with the River City zoning. This is exactly where the Convention Center hotel should be located, not in the historic, low rise, Warehouse District.

Secondly, the very wide floor plan uses the entirety of John Churchill Chase St. and half of the adjacent park sidewalk. If the street right of way is vacated, then Omni is using City property without compensation, i.e., half the street and sidewalk. Further, the

CC agreement and lease allows Omni to purchase the hotel and land after 30 years, thereby alienating City property.

Please reject this overlay proposal, and recommend that the City Council do the same.

Thank you,

David Landry -Bakery Condo resident



Check Out Renderings For the New \$557 Million Convention Center Hotel

Sent from my iPad

Valerie Goines

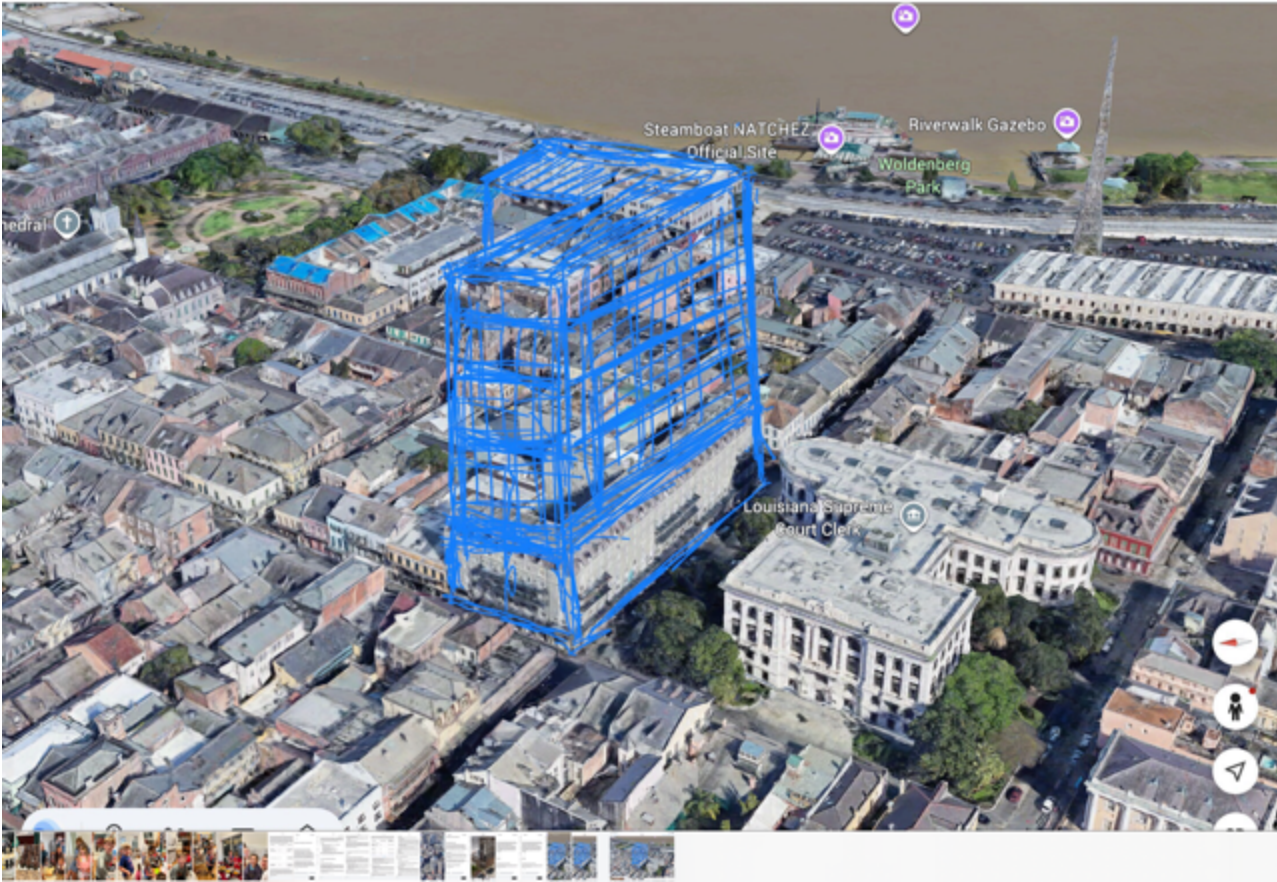
From: DAVID LANDRY <2landry@cox.net>
Sent: Wednesday, February 25, 2026 5:58 PM
To: CPCINFO
Subject: Omni hotel -024/26 - special district

The Omni hotel and Convention Center want this change because they know the project can't meet current regulations. This project and the special district change should be rejected for the following reasons:

- 1) Inadequate infrastructure- traffic, water pressure, sewer, and electrical would need extensive and expensive upgrades. For example, the hotel plans to condemn John Churchill Chase St., which has over 24 neighborhood parking spots and is the only 2 way street from Caliope to N. Diamond. Why? Because the Omni footprint needs two 50,000 sq.' ballrooms, which is really only required for their profitability. Last week Omni is already taking soil samples on John Churchill Chase St.
- 2) City Tax give away - a recent study indicates that Omni requires 45 years of tax breaks rather than standard 25 years. <https://www.bgr.org/report-index/reducing-public-subsidies-for-new-orleans-convention-hotel/>
- 3) Spot Zoning - if the City creates a special district, as requested by Omni, it is tantamount to spot zoning and is inconsistent with the Comprehensive Zoning Ordinance. All other hotels of 300-400 rooms have complied with all zoning, height, and historic regulations, therefore this project should comply, too.
- 4) Hotel's massive size is incompatible with the Warehouse district. In 2022, when the plan was to locate the hotel in the River District, the CC's own study indicated that a 600 room hotel was the most viable option. At over 330 feet with 1,000 rooms, the City would certainly not permit such a massive hotel in the middle of the French Quarter at the current Omni Royal Orleans Hotel location. (See attached pic).
<image0.png>



Today 6:58 PM



Please consider rejecting this special district request.
Thank you,
David Landry
Resident -Bakery Condominiums, 1111 S. Peters St.
Sent from my iPad

Alyssa R White

From: David L.Landry <dlandry4393@gmail.com>
Sent: Thursday, February 26, 2026 12:14 PM
To: CPCINFO
Subject: Omni hotel-024/26- special district

In addition to my earlier email, please accept this additional comment to the hearing on March 10, 2026 which I am unable to attend.

The proposed overlay district is equivalent to spot zoning which is inconsistent with the CZO and your stated policy on same. Please reject Omni's request.

Thanks,

David Landry - impacted resident of the Bakery

9:45 AM Mon Sep 8

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1 of 1



CITY OF NEW ORLEANS CITY PLANNING COMMISSION Spot Zoning Historic Non-Conforming

Spot Zoning Policy*

As a policy, the City Planning Commission will look with disfavor upon all requests for a change in the Comprehensive Zoning Ordinance wherein such request would constitute the wren from its normal environment and give it a new classification that disturbs the sense of the neighborhood. Such action would result in preferential treatment of a parcel or parcels not afforded in the City.

Historic Non-Conforming Use Policy

As a policy, the City Planning Commission will look with disfavor upon all requests for a change in the Comprehensive Zoning Ordinance wherein such requests would constitute the sing small tracts of land for treatment different from that accorded to similar surrounding character, where such different treatment of classification is effected either in disregard of the neighborhood character, need, value to the environment, harmony with a land use plan or relation to the surrounding neighborhood.

As a policy, the City Planning Commission may look with favor upon all requests for a change in the Comprehensive Zoning Ordinance wherein such requests may constitute the sing small tracts of land for treatment different from that accorded to dissimilar surrounding character, where such different treatment of classification is effected either in disregard of the neighborhood character, need, value to the environment, harmony with a land use plan (wherein such a plan is compatible with the neighborhood) or in relation to the surrounding neighborhood according to the Comprehensive Zoning Ordinance.

General:

- A. The petition is generally consistent with the character of the surrounding neighborhood.
- B. The petition serves a neighborhood need.

Sent from my iPad

Cliff LeBoeuf
1107 South Peters St.
Unit 512
New Orleans, LA 70130

February 26, 2026

City Planning Commission
c/o Executive Director
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

Dear Councilmembers,

I am writing in strong opposition to Zoning Docket 024/26, the proposed text amendment to create the Convention Center Hotel Overlay District.

While I understand the importance of economic development and the role tourism plays in our city, this proposal represents a significant and potentially irreversible shift in the character of the New Orleans Warehouse District.

The Warehouse District is one of the few areas in the city that has successfully balanced adaptive reuse, historic preservation, walkability, neighborhood-scale development, and cultural identity. The proposed overlay district would alter permitted land uses, increase allowable building heights, expand FAR limits, and modify design, signage, and lighting standards. These changes collectively threaten the architectural integrity and human scale that define the district's historic industrial character.

Once these standards are relaxed for one project, what prevents others from seeking similar exceptions? Approval of this overlay is not just about one hotel—it is the first step down a path that invites incremental erosion of the protections that make this district special. When does it end? How many overlays will follow? How tall is too tall? At what point does the Warehouse District cease to feel like a historic district at all?

Traffic, parking and infrastructure impacts are also a serious concern. This area already experiences heavy congestion related to convention activity, cruise traffic, and downtown tourism. Introducing additional large-scale hotel development without clear, enforceable traffic mitigation measures risks unchecked congestion, increased curb cuts, pedestrian safety conflicts, and further strain on streets not designed for intensified vehicular demand. A project of this magnitude will inevitably generate additional traffic, noise, and congestion. Despite repeated requests, no independent traffic study has been provided. And even if one is commissioned by the developer's consultant, the results may be biased. Transportation impacts must be independently and transparently quantified.

Similarly, the developer’s claims of adding 350 parking spaces are misleading. The current surface lots that would be lost, spaces affected on John Churchill Chase Street, and the removal of street parking to accommodate service areas amount to approximately 192 existing spaces lost, resulting in a net parking increase much lower than what’s being promoted. When combined with the parking demands of up to 500 employees and guests, this proposal will exacerbate parking pressure throughout the surrounding residential and commercial streets.

The proposal also raises concerns about signage, exterior lighting, and loading allowances. The Warehouse District’s character is defined by restrained industrial façades and historic massing—not large illuminated hotel branding and expanded service access points. Relaxed standards in these areas would materially change the look and feel of the neighborhood.

Perhaps most troubling is the precedent. Overlay districts are meant to protect special areas—not carve out exceptions within them. If this protected historic area can be modified to accommodate large-scale hotel development, what assurance do residents and property owners have that future overlays will not further dilute zoning safeguards?

There are other locations better suited to high-density hotel development—areas already characterized by modern construction, larger blocks, and infrastructure built to handle such scale. Siting this project in the heart of a historically sensitive district is neither necessary nor appropriate.

Economic development should not come at the expense of the very qualities that make New Orleans unique. The Warehouse District’s authenticity is an asset. Once altered, it cannot be restored.

I respectfully urge you to deny Zoning Docket 024/26 and protect the integrity, scale, and historic character of the Warehouse District.

Thank you for your consideration.

Sincerely,



Cliff LeBoeuf

Jenna D. Burke

From: MaryNell Nolan-Wheatley <mnolanwheatley@prcno.org>
Sent: Friday, February 27, 2026 4:34 PM
To: Jenna D. Burke
Cc: Kristin Palmer
Subject: Sugar Mill building - Warehouse District (Omni Hotel)
Attachments: Sanborn_1895_116.jpg; Sanborn_1908_242.jpg; Sanborn_1940-1951_Vol1A_P50a.pdf; 1876_Sanborn_sheet 19.png; Sanborn_1885.jpg; News_Article__New_Orleans_Item__April_20_1953__p28.pdf

Hi Jenna,

Good chatting with you earlier today! Below is a brief summary of the history of the Sugar Mill property. Attached I am including the Sanborn maps for reference (showing the previous building, the vacant lot after the fire, and the mid-20th century structure). I have also included the photo of the building (obscured by a truck) in the New Orleans Item from 1953. I will look through our files next week and see what else I can find, particularly about the park.

Talk soon!
MaryNell.

Sugar Mill Property History:

The Sugar Mill building is a contributing resource to the local Warehouse District Historic District, which is regulated by the City of New Orleans' Central Business District Historic District Landmarks Commission. The building is also a contributing resource to the Upper Central Business District which is listed in the National Register of Historic Places. The National Historic Preservation Act defines a historic property as any building included in or eligible for the National Register, so its status as contributing to a listed historic district makes it a historic building.

The date of construction appears to have been mid-20th century; the newspaper clipping proves it was already constructed by 1953. Ads start to appear in 1947 for the same "Welding and Manufacturing Co." shown in the 1953 photo, so that may indicate a mid-1940s construction date. The following information is what I have pieced together from a few sources, including historic Sanborn Fire Insurance maps and some newspaper research.

The New Orleans Historic Warehouse District Study Technical Report lists the building as the Dixie Machine manufacturing building, built c. 1930, but that seems too early. Looking back in time a bit, the 1885 Sanborn map shows the triangular-shaped block occupied by Justin J. Langles & Co. (which made crackers, biscuits, and Italian pastes). They remain on the lot in 1895 (renamed the Langles Factory of the American Biscuit and Manufacturing Co.), but by 1908, the lot is vacant with only the "ruins of fire." There is a structure on the Sanborn map from the 1940s for steel fabricating – brick walls and wood sheathed roof on steel trusses with an iron materials yard in the back of the property. The first image of the current building I was able to find in a newspaper is from 1953. Around this time, it was operating as a "Welding and Manufacturing Co."

MaryNell Nolan-Wheatley
Director of Advocacy and Education

Preservation Resource Center of New Orleans
923 Tchoupitoulas St. | New Orleans, LA 70130

o. (504) 636-3049
mnolanwheatley@prcno.org
prcno.org

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To City Planning Commission,

We are writing in strong opposition to Zoning Docket 024/26, the proposed text amendment to create the Convention Center Hotel Overlay District.

This proposal represents an affront to the hard work done over many years to establish the heights in the Historic Warehouse District. Before the heights were established our organization had to attend BZA, HDLC, CPC meetings constantly for landowners trying to get variances so they could sell their property for more. Worse yet, even if they did get the variance, nothing was built. The height zoning has changed all that. Developers can now pay an appropriate amount for the land and build something that works well. The Julia for example.

It seems like there have been a lot of back-room agreements around this development already for the Convention Center to overpay for the proposed location of this hotel. This property was to be zoned at a lower height until the owner “convince” Councilwoman Cantrel to change it on her own. Just like she spot-zoned 1100 Annunciation, which still sits vacant as an illegal parking lot.

The scale of this hotel is greatly out of character for the Nationally recognized Upper CBD Historic District. The developer has said they are making concessions to the neighborhood, but we believe they were aiming for the same height at the previous location.

The scale of 1000 rooms is also a burden on the neighborhood in several ways including traffic, water, and sewer. Every other 1000 room hotel has 3 lanes of traffic on its side of the road which helps reduce traffic impacts. The Convention Center is now 1 lane each way. There is no place to double park vehicles waiting to check in or for Ubers picking up passengers. This will be a complete nightmare especially around Marid Gras and other big events. We were never in favor of reducing the lanes. There is very low water pressure in the area, especially when cruise ships are in port. Some buildings drop to 20 psi or lower, most times the cruise ships are here. The City will have to add some major water lines to fix this as this hotel would be equivalent to a cruise ship parked full-time. Our area would be under permanent water advisory. In like, the sewer would most likely need to be upgraded to handle the increased usage.

If this Overlay request is successful, the CPC will be inundated with many additional requests for special treatment in violation of the current zoning. Zoning is done in a standardized way to avoid spot zoning and this request is a major violation.

Using the Heritage Park FAR as an excuse is horrible. It’s a park that will stay a park.

We respectfully urge you to deny Zoning Docket 024/26 and protect the integrity, scale, and historic character of the Warehouse District.

Troy Dupuis

Warehouse District Neighborhood Association

and Bakery Condominiums



1040 S Peters demolition

From warehousedna@gmail.com <warehousedna@gmail.com>

Date Mon 03/09/2026 4:02 PM

To Wendy Cargile <wcargile@nola.gov>

To CBD HDLC,

As part of and demolition approval, we request that the demolition approval is contingent on foundation permits being approved. The area has empty lots and illegal parking lots already due to approved demolitions. These could have been avoided with a more controlled process. 1040 South Peters is currently an operating building in good condition. There is plenty of open area if test pilings are needed before the permitting process. This project does not appear to be financially sound and making the demolition contingent may protect an existing building from becoming another empty lot.

Troy Dupuis
Warehouse District Neighborhood Association
Bakery Condominiums

Jenna D. Burke

From: MaryNell Nolan-Wheatley <mnolanwheatley@prcno.org>
Sent: Tuesday, April 14, 2026 12:23 PM
To: Jenna D. Burke
Cc: Kristin Palmer
Subject: Zoning Docket 024/26 (April 14, 2026) - PRC comments for the record

Good afternoon,

The Preservation Resource Center would like to thank the City Planning Commission staff for their extensive analysis of this zoning docket, and the development team for meeting with us several times over the last year. We are glad the Ernest N. Morial New Orleans Exhibition Hall Authority is following the permitting process and gathering public input on the development of the Convention Center's headquarter hotel, which we hope will be a strategic benefit for the city.

The PRC is providing comments on Zoning Docket 024/26 (CPC Meeting 4/14/2026) as a neighbor of the proposed Omni development and as an advocate for the Warehouse District. We were responsible for getting the Warehouse District listed in the National Register in the 1980s. This status provided critical access to the Historic Tax Credit, one of the main driving forces behind the revitalization of the neighborhood.

After reviewing the CPC staff report, we appreciate the recommendation to limit the proposed size of the hotel, and the conclusion that a floor area ratio of 12 would result in excessive height that is out of scale with the surrounding 80-90-foot-tall historic buildings.

The report, however, does not include any considerations regarding a setback for the hotel's primary tower. The most recent renderings show the tallest part of the building – the L shape – looming directly over the park and the historic district. Setbacks in historic districts help align new construction with the existing streetscape by making the bulk of the height and massing less present on the street.

The current zoning designates a two-tier approach, with a 75-foot maximum for the base adjacent to property lines and a 125-foot limit for setback portions. We ask that the commission consider a similar two-tier recommendation to require the maximum height of the Omni tower be set back on a base that is more to scale and visually compatible with the surrounding historic neighborhood.

The former Harrah's hotel (now Caesars Poydras), also in the Warehouse District, is an example where this setback strategy was employed, although as the staff report notes, the FAR/height is significantly higher than what would be appropriate for the Omni development due to the concentration of high rises on Poydras.

We respectfully ask the commission to defer this application to further consider requiring a setback.

Thank you for your time with this.

MaryNell Nolan-Wheatley
Director of Advocacy and Education

Preservation Resource Center of New Orleans
923 Tchoupitoulas St. | New Orleans, LA 70130

o. (504) 636-3049

mnolanwheatley@prcno.org
prcno.org

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From: DAVID LANDRY <2landry@cox.net>
Sent: Monday, March 16, 2026 6:42 AM
To: CPCINFO
Subject: Omni Hotel - 024/26 -practical considerations

Dear Staff,

Please consider this submission for your hearing detailing some practical considerations for the above project:

A. Omni's Atlanta architects could design a smaller boutique hotel which fits with the neighborhood, rather than the massive cookie cutter one slated for the original River District site. This would greatly reduce the overall cost of the project and loss of city revenue from lower tax incentives.

B. Imagine the impact of 1000 rooms and toilets flushing on the current water, sewage, and power grid. Water pressure and drainage are already major issues in the city. If Omni doesn't pay the full infrastructure cost of any sized project, the burden will be on all city tax payers and the city budget.

C. Traffic congestion will be increased on Convention Center Blvd., Calliope, and South Peters, because drivers will have to proceed 4-5 blocks from the entrance to the garage. The current massive base footprint condemns John Churchill Chase St., which if saved would alleviate that traffic using only one block to the parking ramp on S. Peters. Also, the footprint uses half the city's street and sidewalk without just compensation.

D. The Planned District is nothing more than an attempt at spot zoning, disfavored by the city and the courts. Certainly, litigation and costly delays could ensue. The Convention Center and Omni acknowledged this need to re zone in their documents. Further, the CC's enabling legislation states that they must follow all zoning laws and city ordinances which they are now attempting to circumvent.

Hopefully, this massive project can be placed in the original location, or the parties can downsize the project for less impact on the neighborhood and less financial burden on the city.

Thank you,

David Landry - resident the Bakery Condos

Sent from my iPad



CBD HDLC: Demolition of 1000 S Peters St. & 1040 S Peters St. (PRC Comments)

From MaryNell Nolan-Wheatley <mnolanwheatley@prcno.org>

Date Tue 03/10/2026 2:14 PM

To Wendy Cargile <wcargile@nola.gov>

Cc Kristin Palmer <kpalmer@prcno.org>

Good afternoon, Commissioners,

As an advocate for the city's historic architecture and as a near neighbor of both 1000 and 1040 S. Peters St., the Preservation Resource Center is opposed to demolishing these warehouses in the Warehouse District.

The PRC was responsible for getting the Warehouse District listed in the National Register as the Upper Central Business District in the 1980s. This status provided critical access to the Historic Tax Credit, one of the main driving forces behind the revitalization of the neighborhood.

Over the last two years, the PRC has shared concerns raised by the Central Business District HDLC about the rate of demolitions of modest warehouses in the Warehouse District, resulting in the loss of 411 Andrew Higgins Drive, 1060 Magazine St., and 1031 Annunciation St. to name a few. This development pressure is a threat to the historic integrity of the district, its National Register status, and the access to the Historic Tax Credit that it provides.

Variety is a key characteristic of the oldest neighborhoods in New Orleans. On a single street, high-style architectural gems are peppered between simple vernacular buildings. Minimal or utilitarian warehouses may not draw attention or praise, but they are a binding element in the Warehouse District, and without them, the sense of place suffers.

The proposed hotel is wildly out of scale with its historic surroundings, but ignoring the height and size of the proposal, PRC is opposed to the full demolition of two contributing – and protected – warehouses for construction of a new hotel building. We agree with the HDLC staff's recommendations that the commission should recommend denial for this application.

Thank you for your time with this.
MaryNell.

MaryNell Nolan-Wheatley
Director of Advocacy and Education

Preservation Resource Center of New Orleans
923 Tchoupitoulas St. | New Orleans, LA 70130

o. (504) 636-3049
mnolanwheatley@prcno.org
prcno.org

Follow us: [Instagram](#) | [Facebook](#) | [LinkedIn](#)



Building/Construction
Related Permit



Received by	_____
Sign Provided <input type="radio"/>	Date _____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: Text Amendment Zoning Change Conditional Use/Planned Development

Address of Property for which this application is being filed. 1000 S. Peters St., 1001 Convention Center Blvd., 1040 S. Peters St., John Churchill Chase St. between S. Peters St. and Convention Center Blvd.

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Sherman Strategies, LLC

Applicant Address 800 Baronne Street

City New Orleans State Louisiana Zip 70113

Applicant Contact Number (504) 799-9335 Email becca@shermanstrategiesllc.com

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name Ernest N. Morial-New Orleans Exhibition Hall Authority

Property Owner Address 900 Convention Center Boulevard

City New Orleans State Louisiana Zip 70130

Property Owner Contact Number 504.566.8628 Email jleyens@bakerdonelson.com

SPECIFIC ZONING REQUEST

Text amendment to "Article 18 Overlay Zoning Districts" to add "Section 18.33 Convention Center Hotel Overlay District" and other related sections. Full proposed language attached.

PROPERTY LOCATION

Square Number(s) 12-A, 24-A, 25, & Public Street Lot Number(s) Not applicable (whole squares)

Bounding Streets ~~Convention Center Blvd., Andrew Higgins Drive, S. Peters Street,~~ & Mississippi River Heritage Park

Zoning CBD-2 and OS-N Municipal District 1

Tax Bill Number 102100401, 102100701, 102100801 Planning District 1a

DESCRIPTION OF PROJECT (Attachments are acceptable)

Text amendment language attached.



Building/Construction
Related Permit



Received by _____
Sign Provided <input type="checkbox"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature Jim B Cochran Executive Vice President Date 1-15-2020

Agent Signature _____ Date _____

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 15 day of JANUARY 2020

My Commission expires upon death

Michael G Sherman
 Notary ID P7002
 Orleans Parish

PROPOSED TEXT AMENDMENT LANGUAGE

18.2.BB Purpose of the Convention Center Hotel Overlay District

The purpose of the Convention Center Hotel (“CCH”) Overlay District is to support the development of a hospitality headquarters property adjacent to the City’s Convention Center. The CCH Overlay District is intended to promote development that is thoughtfully designed and programmed to meet the City’s hospitality needs, while interacting with the warehouse district neighborhood in a way that activates the streetscape, contributes to the built environment, creates economic development for the City, and furthers the Master Plan’s goals.

...

18.33 Convention Center Hotel Overlay District

18.33.A Applicability

The Convention Center Hotel (“CCH”) Overlay District shall apply to the following areas:

1. The area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park.

18.33.B Uses

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District. For the avoidance of doubt, Hotel use is permitted in the CCH Overlay District without necessity of a conditional use and property within the CCH Overlay District shall not otherwise be affected by or subject to the provisions of the Transient Lodging Interim Zoning District. The provisions of 17.3.B.1 shall not apply in the CCH Overlay District.

18.33.C Building Height

Lots in the CCH Overlay District shall not be subject to the maximum building height limits of Figure 17-2: Maximum Building Height. Lots in the CCH Overlay District shall be subject to a maximum floor area ratio (FAR) limit of 12.

18.33.D Multi-Modal/Pedestrian Corridor Design Standards

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.
2. All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.
3. Ventilation grates, emergency exit doors, and similar functional elements located on the façade shall be designed as decorative elements and integrated into the overall building design.
4. Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.
5. The site shall be designed to ensure safe pedestrian access to the building from Convention Center Boulevard.
6. Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.
7. There shall be only one set of access ramps to on-site parking garages.

18.33.E Bicycle Parking

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.33.F Off-Street Loading Spaces

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.33.G Curb Cuts

New construction in the CCH Overlay District shall be permitted more than one curb cut per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with no maximum width, to accommodate the required loading spaces and trash service.

18.33.H Signage

In addition to the signage permitted by "Article 24 Signs", Hotels in the CCH Overlay District shall be permitted the following additional signage:

1. Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.
2. Tower portion of building: Additionally, for new construction over twenty (20) stories or above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.
3. Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.
4. Notwithstanding the additional signage provided in this section, ground floor tenant signage shall be permitted per "Article 24 Signs".

18.33.I Exterior Lighting

New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1.

FIGURE 17-2: MAXIMUM BUILDING HEIGHT

This map will be amended to show the site controlled by FAR.

FIGURE 17-3: MAXIMUM FLOOR AREA RATIO

This map will be amended to show the site controlled by FAR 12.

ERNEST N. MORIAL NEW ORLEANS EXHIBITION HALL AUTHORITY

RESOLUTION NO. 2025.8

**RESOLUTION AUTHORIZING BOARD PRESIDENT TO EXECUTE
EXECUTIVE EMPLOYMENT CONTRACT**

WHEREAS, the Ernest N. Morial New Orleans Exhibition Hall Authority (the Authority) was created by the Louisiana Legislature to acquire, construct, reconstruct, extend, improve, maintain, and operate projects within the City of New Orleans in order to promote economic growth and development of the city and its neighboring parishes;

WHEREAS, the Authority owns and operates the New Orleans Ernest N. Morial Convention Center (the Convention Center);

WHEREAS, the Authority's bylaws state that the Authority's Board of Commissioners (the Board) shall appoint an Executive Vice President, who will serve at their pleasure;

WHEREAS, this office is currently vacant and being filled on an interim basis by NOPFMI's Chief Administrative Officer, Alita Caparotta;

WHEREAS, Ms. Caparotta has performed this role in an exemplary fashion and is deserving of commendation;

WHEREAS, the Authority has three major initiatives—development of a headquarters hotel, development of its upriver site, and a \$700 million capital improvement program (collectively, the Initiatives)—currently underway, each of which is vital to the continued growth and future success of the Convention Center;

WHEREAS, the Convention Center is a key economic driver for the tourism and hospitality industries, which in turn generates jobs and tax revenues for the local and state economies;

WHEREAS, some of the taxes generated by the local hospitality industry go to support the operations of the Convention Center, making leaders of that industry vested partners in its success;

WHEREAS, the Board is comprised of multiple members of the local hospitality industry, whose expertise is integral to the successful planning and operation of the Convention Center;

WHEREAS, the Authority seeks in its new Executive Vice President steady leadership by a person who has insight into the Initiatives and has demonstrated relationships with key stakeholders in the Initiatives as well as the hospitality industry as a whole;

WHEREAS, James B. Cook has worked in the hospitality industry for more than 30 years, the last thirteen (13) years in New Orleans;

WHEREAS, Mr. Cook has served on numerous local boards and established himself as a leader in the community;

WHEREAS, Mr. Cook has served on the Board since March 1, 2024, when he was

appointed by the Governor of the State of Louisiana in accordance with the Authority's enabling legislation;

WHEREAS, the Initiatives are at important junctures that require continuity of leadership in order to see them to their successful completion;

WHEREAS, during his time on the Board, Mr. Cook has played a key role in the progress of the Initiatives and the Board feels he is ideally suited to lead the Authority and Convention Center forward at this time;

WHEREAS, the Board finds the circumstances require that the Board engage Mr. Cook as its next Executive Vice President and Chief Executive Officer of the Convention Center;

WHEREAS, the Board wishes to authorize its President to execute an employment contract negotiated with Mr. Cook, the business terms of which are attached hereto;

BE IT RESOLVED, at the June, 2025 regular meeting of the Board of Commissioners of the Ernest N. Morial New Orleans Exhibition Hall Authority, Commissioner Mantilla moved that President Russell Allen be authorized to execute an employment contract in same or similar form to that attached hereto, with James B. Cook to serve as Executive Vice President of the Authority and Chief Executive Officer of the Convention Center upon the completion of the pre-employment process and advice of counsel. Commissioner Mahana seconded this motion.


The foregoing resolution having been submitted to a vote; the vote resulted as follows:

<u>Member</u>	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstaining</u>
Russell Allen	X			
Geraldine Broussard			X	
James Capella			X	
Stephen Caputo			X	
Edgar Chase, IV			X	
James Cook				X
Elizabeth Ellison-Frost	X			
Ralph Mahana	X			
Octavio Mantilla	X			
Jack Rizzuto	X			
Desi Vega	X			
Camille Whitworth	X			
Eric Wright			X	

And this Resolution was declared adopted on this 25th day of June 2025.

June 26, 2025

Date

Signed by:

 C666DBB7107A440...

Jack Rizzuto, Secretary

ERNEST N. MORIAL NEW ORLEANS EXHIBITION HALL AUTHORITY

RESOLUTION NO. 2025.12

**RESOLUTION RELATIVE TO HEADQUARTERS HOTEL DEVELOPMENT
REGARDING CONCEPTUAL PLANS, PERMIT APPLICATIONS AND INCREASE TO
AUTHORITY INVESTMENT**

WHEREAS, the Board of Commissioners (“Board”) of the Ernest N. Morial New Orleans Exhibition Hall Authority (the “Authority”) authorized in Resolution 2025.5, among other things, the Authority’s execution of a Hotel Development Agreement and a Ground Lease (collectively, the “Agreements”) with certain affiliates of Omni Hotels Corporation, namely, Omni Hotels Development Company, LLC (“Hotel Developer”) and TRT New Orleans QOZ Sub, LP (“Hotel Lessee”) together with Omni Hotels Corporation, Hotel Developer, and each of their respective subsidiaries and affiliates (collectively, “Omni”) for the development of a headquarters hotel (the “Hotel”) in the immediate vicinity of the New Orleans Ernest N. Morial Convention Center (the “Hotel Project”);

WHEREAS, the Agreements have been executed in accordance with Resolution 2025.5 and are dated March 10, 2025;

WHEREAS, pursuant to the terms and conditions of the Agreements, there may be various state, local and other governmental requests, authorizations, and permit applications that Omni requests that the Authority sign from time to time in furtherance of the Hotel Project, all as specifically contemplated by the Agreements;

WHEREAS, the Authority’s Executive Vice President is charged with conducting the day-to-day business of the Authority;

WHEREAS, the Board believes that many of such state, local and other governmental requests, authorizations, or permit applications are time sensitive and cannot necessarily wait for the next Board meeting for approval or are part of the day-to-day business of the Authority;

WHEREAS, the Board wishes to authorize the Authority’s Executive Vice President, or his or her designee, to execute such state, local and other governmental requests, authorizations, or permit applications as may be requested from time to time by Omni in furtherance of the Hotel Project pursuant to the terms and conditions of the Agreements;

WHEREAS, the Board wishes to be presented a list of all such documents signed at its next regularly scheduled board meeting;

WHEREAS, the Board previously authorized a similar delegation of authority with respect to the development work for the Master Development Project with River District Neighborhood Investors, LLC in Resolution 2024.5;

WHEREAS, the Agreements currently provide that the Authority will contribute \$70,000,000.00 toward hard construction costs of the Hotel Project (the "Authority Investment") and provide Omni with the land formerly occupied by the Sugar Mill as more particularly described in the Agreements (the "Sugar Mill Land") for construction of the Hotel (such land upon which Hotel would be constructed being the "Hotel Site");

WHEREAS, in addition to the Sugar Mill Land, the Authority was also willing to obtain and provide certain land currently owned by the City, including all or a portion of Mississippi River Heritage Park (the "Park") for inclusion in the Hotel Site, if the Authority was able to successfully negotiate the acquisition of such lands from the City, all in accordance with the terms and conditions of the Agreements;

WHEREAS, Omni and the Authority currently intend that the Park will not be included within the Hotel Site;

WHEREAS, in consideration of (i) certain development costs incurred by Hotel Developer in seeking to include the Park within the Hotel Site, (ii) certain costs savings that will accrue to the benefit of the Authority if the Authority does not have to acquire the Park for inclusion in the Hotel Site, and (iii) certain additional construction costs that the Hotel Developer and Hotel Lessee will incur because of the exclusion of the Park from the Hotel Site (including constructing a taller building and stacking ballrooms in the Hotel on two floors instead of locating them on a single floor), the Board wishes to increase the amount of the Authority Investment to a total of \$80,000,000.00 and amend the Agreements to document such increase.

WHEREAS, the Authority, Hotel Developer and Hotel Lessee, as applicable, have negotiated such amendments to the Agreements to increase the Authority Investment to a total of \$80,000,000.00, which amendments have been reviewed and approved by Authority legal counsel and are attached hereto for Board approval (collectively, the "Amendments");

WHEREAS, in connection with the exclusion of the Park from the Hotel Site, Omni has presented to the Authority for approval an updated conceptual design package for the Hotel (the "Conceptual Designs"), which Conceptual Designs are attached to this resolution;

WHEREAS, Authority staff and consultants have reviewed the Conceptual Designs and find they are in line with the discussions held throughout negotiations and since execution of the Agreements and appropriately incorporate the Authority's staff and consultant recommendations and the Authority's staff and consultants recommend the Board approve the Conceptual Designs;

WHEREAS, the Board wishes to authorize the Authority's Executive Vice President, or his or her designee, to approve future modifications to the Conceptual Designs requested by Omni that are generally consistent with the Conceptual Designs attached hereto and to report back to the Board at its next regularly scheduled meeting all such approved modifications;

BE IT RESOLVED, that at the November 19, 2025, regular meeting of the Board of Commissioners of the Ernest N. Morial New Orleans Exhibition Hall Authority, Commissioner Mantilla moved, and Commissioner Mahana seconded, that the following actions be taken relative to the Hotel Project and the Agreements.

1. The Authority’s Executive Vice President or his or her designee, on behalf of the Authority (each an “Authorized Representative”), be authorized to sign various state, local and other governmental requests, authorizations, and permit applications that Omni requests the Authority sign from time to time in furtherance of the Hotel Project, all as specifically contemplated by the Agreements and report back to the Board all such documents signed under authority of this resolution.
2. The Amendments attached to this resolution increasing the Authority Investment to \$80,000,000.00 be approved, and the Authority’s Executive Vice President be authorized to execute the Amendments.
3. The Conceptual Designs be approved and each Authorized Representative be authorized to approve future modifications to the Conceptual Designs requested by Omni that are generally consistent with the Conceptual Designs attached to this resolution and as presented by Omni at the Board’s November 19, 2025 meeting, and to report back to the Board all such modifications approved under authority of this resolution.


The foregoing resolutions having been submitted to a vote; the vote resulted as follows:

<u>Member</u>	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstaining</u>
Russell Allen	X			
Geraldine Broussard	X			
James Capella			X	
Stephen Caputo	X			
Edgar Chase, IV	X			
Elizabeth Ellison-Frost	X			
Ralph Mahana	X			
Octavio Mantilla	X			
Jack Rizzuto	X			
Desi Vega	X			
Camille Whitworth			X	
Eric Wright			X	

And this Resolution was declared adopted on this 19th day of November, 2025.

November 26, 2025

Date

Signed by:

 C688DBB7101A440...

Jack Rizzuto, Secretary

City Planning Commission Speaker Card

Date: 4/19

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

mark romig cedeing time

Name: James Cook

Address: 900 Comm. Center Blvd W LA 70130

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

#2

Date: 4/19

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

Name: Jay Cicero

Address: 320 METALINE Hammond Hwy, STE 300 METALINE

I am the applicant for this docket

I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/19/26

I would like to speak regarding CPC Docket: 24-26

IN SUPPORT

Name: Dain Phelps

Address: 900 CC Blvd.

I am the applicant for this docket

I'd like to cede my time to: Jim Cook

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/19

I would like to speak regarding CPC Docket: 24/26

IN SUPPORT

Name: MARK ROMIG

Address: 7300 LAKE SHORE DR. 70126

I am the applicant for this docket

I'd like to cede my time to: Jim Cook

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

2

Date: 4-14-26

would like to speak regarding CPC Docket: 024/26

IN OPPOSITION

Name: Keratca Perry

Address: 2019 MLK JR BLVD

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

2

Date: 4-14-26

I would like to speak regarding CPC Docket: 024/26

IN OPPOSITION

Name: Bunny White

Address: 3543 Delachaise St. Address!

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Bunny White

City Planning Commission Speaker Card

2

Date: 4/14

would like to speak regarding CPC Docket: 024/26

IN OPPOSITION

Name: Troy Dupuis

Address: 1111 S Peter St #111

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

#2

Date:

I would like to speak regarding CPC Docket: 024/26

IN OPPOSITION

Name: MARYNELL NOLAN-WHEATLEY suggestion for further Review

Address: 923 Tchoupikulas St. Preservation Resource Center

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 04/14

I would like to speak regarding CPC Docket: 2 24/26

IN OPPOSITION

Name: JOSEPH ROSENZWEIG

Address: 8216 SYCAMORE PL

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

Date: 04-14-2026

I would like to speak regarding CPC Docket: ZD024-26 #2

IN OPPOSITION

Name: Monica Ferras

Address: 1107 S. PETERS MOLA 70130

I am the applicant for this docket

I'd like to cede my time to: Therese Dupuy Cliff Leboeuf

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

Date: 4/14/26

I would like to speak regarding CPC Docket: 024/26

IN OPPOSITION

Name: Mike Jayes

Address: 4524 Jeanne Marie Pl

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: ZD024-26

City Planning Commission Speaker Card

Date: 4-14-26

I would like to speak regarding CPC Docket: 024/26

IN OPPOSITION

Name: Cliff Leboeuf

Address: 1107 S. Peters St. # 501

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

#2

City Planning Commission Speaker Card

Date: 4/14

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

Name: Ian Tucker

Address: 4296 Myrtlewood Ave ✓

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

#2

City Planning Commission Speaker Card

Date: 4/14

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

Name: Matt Wolfe

Address: 1100 Foghorn Street

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

not speaking

City Planning Commission Speaker Card

Date: 4-14-26

I would like to speak regarding CPC Docket: 2D 024/26

IN OPPOSITION

Name: Susan R. Johnson

Address: 2822 LePage 70119

I am the applicant for this docket

I'd like to cede my time to: re setback position

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Susan Johnson

Support PRC
not paid

Historic N.O. Neighborhoods

City Planning Commission Speaker Card

Date: 4/14

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

Name: VERNARD HENLEY JR

Address: 6101 EADS ST. NEW ORLEANS

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

Date: 4/14/26

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

Name: ANITA CAPACOTTA

Address: _____

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Anita Capacotta

City Planning Commission Speaker Card

Date: 4/14/26

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

Name: BRYAN ROBERTS

Address: 1201 CONU CT BLVD

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Signature of Speaker: Bryan Roberts

City Planning Commission Speaker Card

Date: 4/14

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

Name: FERRI DREYER

Address: 1317 MOSS ST, NO LA 70119

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Signature of Speaker: Ferri Dreyer

City Planning Commission Speaker Card

Date: 4-14-26

I would like to speak regarding CPC Docket: 24/26

IN SUPPORT

Name: Madeline Tahanach

Address: 429 Florida Blvd C, New Orleans, LA 70124

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Signature of Speaker: Madeline Tahanach

City Planning Commission Speaker Card

Date: 4.14.20

I would like to speak regarding CPC Docket: 024/20

IN SUPPORT

Name: Ben Roberts

Address: 1001 S Peters St New Orleans LA 70130

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/14

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

Name: Lynne Bayhan

Address: 900 Convention Ctr Blvd, NO. LA 70130

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/14

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

Name: gm- Cole Parsons - Eliza Jane Hotel

Address: 315 Magazine Street

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/14

I would like to speak regarding CPC Docket: 024/26

IN SUPPORT

Name: Stephanie Turner

Address: 2020 St. Charles Avenue

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/14/20

I would like to speak regarding CPC Docket: 24/26

IN SUPPORT

Name: Daryl Berger

Address: 6000 St Charles

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/14/20

I would like to speak regarding CPC Docket: 24/26

IN SUPPORT

Name: Colleen Kehoe

Address: 1100 Poydras St

I am the applicant for this docket

I'd like to cede my time to: Avery forest

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/14/20

I would like to speak regarding CPC Docket: 24/26

IN SUPPORT

Name: Richard Kemp

Address: 300 Galleria Parkway # 740, Atlanta, GA 30339

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/14/20

I would like to speak regarding CPC Docket: 24/26

IN SUPPORT

Name: Becca Guegor

Address: 800 Baronne St

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/14/20

I would like to speak regarding CPC Docket: 24/20

IN SUPPORT

Name: Tammy Austin

Address: _____

I am the applicant for this docket

I'd like to cede my time to: Mike Sherman

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Signature of Speaker: Tammy Austin

City Planning Commission Speaker Card

Date: 4/14/20

I would like to speak regarding CPC Docket: 24/20

IN SUPPORT

Name: Mike Smith

Address: 10212 Dana Drive Dallas

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/14/20

I would like to speak regarding CPC Docket: 24/20

IN SUPPORT

Name: Avery Forst *Colleen Kende cede 1.95 time*

Address: 800 Baronne St

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 4/14/20

I would like to speak regarding CPC Docket: 24/20

IN SUPPORT

Name: Mike Sherman *Tammy Austin cede 1.95 time*

Address: 800 Baronne St

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: [Signature]