



IMPROVEMENT

ASSOCIATION

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Les Amis de Marigny

Helping to make Marigny a better place to live, work and play

Why Size Matters

Honorable Councilmember Kristin Gisleson Palmer
New Orleans, July 26, 2012

Dear Councilmember,

The intent of this letter is to explain the rationale for FMIA's opposition to the Elisio Lofts proposal.

While the FMIA has some serious reservations with respect to the aesthetic of the Elisio Lofts Project (especially the lack of three dimensional characteristics), our main

issue with the Project concerns the adverse impact its excessive height would have on our internationally and nationally recognized National Historic District. Chiefly, the excessive number of apartments that would be built thanks to the requested height variance would exacerbate already difficult parking conditions that are not conducive to the everyday life of our residents. In addition, if approved the Project would

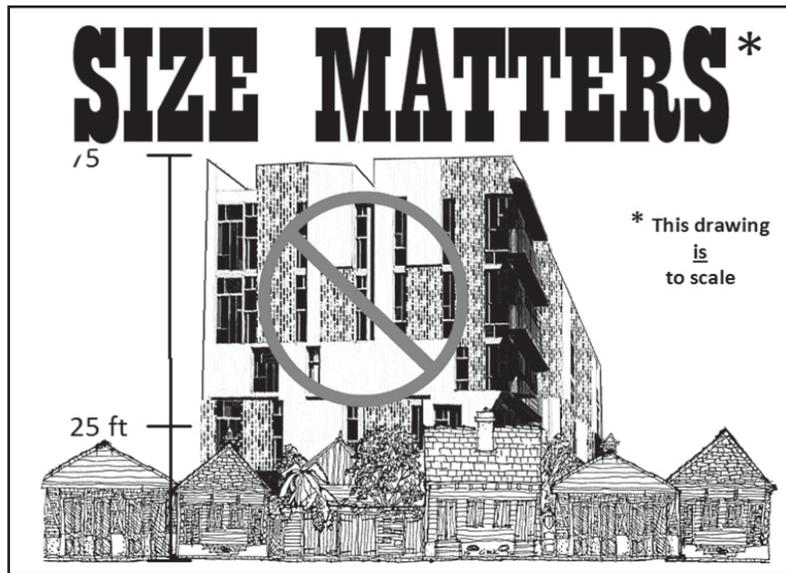
create a precedent that would prevent the sustainable redevelopment of the several remaining vacant or underutilized lots from Elysian Fields Avenue and Press Street between Chartres Street and Decatur Street. Since the request by Mr. Cummings for a 50% height limit variance is the single factor that leads to the request of the other variances (a 2.8 Floor Area Ratio instead of the maximum 2.0 FAR, 74 parking spaces instead of the 159 needed, and a lot area per dwelling unit of 496 square feet instead of 600), I kindly request that your office reject the proposal as is. The neighborhood and the FMIA desire to see the blighted property owned by Mr. Cummings redeveloped within the already generous 50-foot height standard allowed in our zoning. Please note that the average height of the typical shotgun house that constitutes

the overwhelming majority housing fabric is less than 20 feet.

Parking Impact on the Neighborhood:

The FMIA recognizes that it is important to stress alternative modes of transportation. However to assume that such alternative modes of transportation would come as a result of increased density in our neighborhood is contrary to the existing observed evidence in our

neighborhood. The Elisio Lofts will most likely attract the young single professionals demographic that the city has been courting in its post-Katrina recovery. Once established in the neighborhood, these individuals will certainly find themselves in need of their own personal vehicle to shop, bring children to school, access health care services, or to go to work. The reality of all of us living in the neighborhood is that it is nearly impossible to have a regular life without owning your own vehicle.



As observed in our adjacent Vieux Carré neighborhood, the increased difficulty (essentially the monetary cost) to own and use your own car has led to a reduction of full time residents to the benefit of short term visitors. Because of the location of the proposed Elisio Lofts Project (less than two blocks from Frenchmen Street and of the entrance of the upcoming Riverfront Park where the City plans to schedule festivals), it is expected that the 75-foot Elysio Lofts would exacerbate the parking situation and its associated negative impact to its residents and the entire neighborhood. Reducing the number of floors to the building would make the project more adapted to the scale of the neighborhood and be a good compromise between the needs of full-time residents and of visitors.



Size Matters continued from page 1

Precedent:

The FMIA is also very concerned about the precedent that this project would set. The Riverfront Vision 2005 that has been cited by the City Planning Commission recommends that the height limit could be lifted in several lots in the neighborhood (Riverfront Vision 2005, Chapter IV. Recommendations. Figure: "Faubourg Marigny," Page 52). If the Elisio Loft Project is approved, the same rationale for allowing a 75-foot high building could apply to the adjacent building currently known as the 'Michalopoulos Studio'. Such variance could also be granted to the current location of Bubba's Produce at the corner of North Press Street and Marigny; of Standard Coffee whose building is located (between Marigny Street and Mandeville Street); the block where Wilson Bourg Lumber Building (between St. Ferdinand and Port Street) as well as the lot adjacent to NOCCA that includes the remarkable historic cotton gin warehouse on Press Street. A total of eight entire squares could be the domino effect of this waiver. Such development would literally juxtapose many single family and small multi-family across from very tall buildings. On top of suffering from a lack of parking, immediate neighbors of these projects such as the Elisio Lofts would also lose the privacy of their own backyard. Since these buildings would face south, our neighbors would also lose significant sunlight and river breezes.

Conclusion:

Excessive height would denature the architectural fabric of this city's prized National Historic District. The horizontal architecture layout of the Faubourg Marigny creates continuity between the Bywater and the Vieux Carré (stopping at the CBD precisely due to the tall buildings that were allowed to be built there). While the Faubourg Marigny welcomes everyone, excessive height would naturally lead to excessive density. As part-time residents would be the most likely to benefit from such development, it is the entire social fabric (and voting base) of the neighborhood that is also threatened. We kindly request that your office reject the project as is and help facilitate in the future a resolution regarding the necessary decrease in the height of the Elisio Lofts Project or any other proposed high rise on that location to provide the guarantees for sustainable development of the other riverfront lots.

You can find more information regarding the Elisio Lofts Project including the FMIA's own response to the City Planning Commission Staff Report on Zoning Docket 70/12, and Dr. Gene Cizek – FMIA founder-'s appreciation of the Project at <http://sizematters.info>.

Bests Regards,
Alexandre Vialou, President

ADVERTISING

Commercial Advertising

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	Full Page	1/2 Page	1/4 Page	Business Card
FMIA Member	\$110	\$55	\$40	\$25
Non-Member	\$113	\$58	\$43	\$28

Per-month Rates (3 or more times/year)

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Non-Member	\$93	\$48	\$33	\$21

Ads should be photo ready, or in jpg, tif or pdf format.

All advertising must be received by the 15th of each month for publication in the next month's issue. For information regarding advertising, contact the business manager at ads@faubourgmarigny.org.

Classifieds Now Available

The newsletter is now accepting classified ads. Personals, however, are not being accepted. Contact ads@faubourgmarigny.org. Classified Rates: \$5.00 per each 25 words.

About the Newsletter

Les Amis de Marigny is the newsletter of the Faubourg Marigny Improvement Association, a 501(c) non-profit, all-volunteer organization committed to the preservation of the unique architectural and cultural heritage of our historic district, and to improving the quality of life in our diverse community. Contents, editorials and opinions expressed do not necessarily reflect the official views of the FMIA, its Board or its members. The FMIA does not warrant the legality of any business advertised in its newsletter. Contents of *Les Amis de Marigny* are copyrighted. Permission to reprint any of the newsletter, including photographs and original artwork, must be obtained from the editor and/or byline columnist.

Manuscripts, photographs and articles dealing with topics of interest to the Marigny neighborhood are encouraged. The editor reserves the right to reject submissions including editorial and advertising content. Submissions must be received by the 7th of the month for inclusion in the next month's issue. Send contributions to: FMIA Newsletter, 2401 Burgundy St., Box 10, NOLA 70117 or editor@faubourgmarigny.org.

The newsletter is published each month except August and January. Back issues are available online at www.faubourgmarigny.org.

What can you do to help?

See page 3!



President's Report

By Alexandre Vialou

Bonjour,

The Faubourg Marigny is one of only nine neighborhoods of the city (the city counts 72 different neighborhoods) that has kept experiencing positive population growth in 2011 even after having recovered its pre-Katrina population. This is according to the latest Greater New Orleans Community Data Center (GNOCDC) report using a count of active postal addresses. This continuous population growth generates many benefits including an ever increasing rate of blighted properties being renovated.

While public infrastructure is catching up with the needs of the community (the elementary school at Colton school is well underway, the St. Roch seafood market renovation is about to start, and the Riverfront Park is schedule to open at the end of the year), most of the rehabilitation of our stock of commercial and residential housing is privately done. Most of these private developments are happening because of the continuing oversight of the existing Comprehensive Zoning Ordinance in effect in our neighborhood and its constant reassessment by our neighborhood association. The principles that guide our action are and have always been the adaptive re-use of our stock of historic properties and sensible development.

In addition to being actively supportive of the businesses located in the neighborhood, the FMIA recognizes two key components of what makes the Marigny a unique place to live and work. First of all, it is the understanding of the horizontal layout of the architectural fabric of the neighborhood which respects the close adjacency of our

homes to each other. This is especially relevant in the context of this flat deltaic landscape where New Orleans was settled almost 300 years ago. In the Marigny, nobody is overlooking your yard from their six story high apartment. Similarly, the low to medium density that has been championed by the FMIA ensures that every resident can expect the highest quality of life.

It is thus particularly unfortunate that few developers (the CVS and Elsie Lofts projects come to mind – please see updates in this newsletter) fail to listen to the many concerns raised by our residents for a fair and sustainable development. It is important for us to realize that we are all together in the future of the Faubourg Marigny, a place which many of us consider home and not just a short or mid-term investment. The membership of the Faubourg Marigny is truly representative of who we are, business owners on Frenchmen Street, grocery stores owners, bed and breakfast neighbors, residents – homeowners and renters. For the sake of the long term sustainability of our neighborhood where everyone can afford to live, work, and play, let's continue to focus on sensible development.

Thank you for being an active voice in our neighborhood. Consider bringing a new friend or neighbor to our general meetings; consider being involved in the issues from your block, your street. The FMIA will be most willing to assist you in your efforts.

Merci!
Alexandre Vialou

What You Can Do to Help

To help us oppose the height and parking waivers you can:

- Place a yard sign, banner or window sign in your home or business. You can pick one up at Who Dat Café (2401 Burgundy St), Faubourg Marigny Bookstore (600 Frenchmen St) or call (504) 250-9353.
- Volunteer by contacting us at www.sizematters.info or 888-312-0812.
- Distribute flyers door to door and hand them out at your place of business.
- Sign the petition on the website www.sizematters.info
- Download the petition from the website and get your neighbors to sign.
- Email your elected officials.
- Donate to cover the cost of yard signs, banners, t-shirts and flyers.
- Stay informed through our eblasts and website.
- Save the dates and come to these important meetings:
 - The Historic Districts Landmark Commission will hear this project August 10 in City Council Chamber at 1:00 pm.
 - The City Council will be hearing our appeal of the City Planning Commission Decision on either August 23 or September 6 in City Council Chamber.

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Announcements

Nominees for the FMIA Board Elections

Our next board elections are coming up! Those nominated by the current board will be announced at the next general meeting. Nominations from the floor will also be taken at this time.

Meet New People, Do a Good Deed

The newsletter has openings on its staff for photographers, reporters and ad people. It's an opportunity to get involved with your neighborhood, meet new people and generally have fun. If you are interested, contact editor@faubourgmarigny.org

Orchids & Onions

ORCHIDS

✿ to Lionel Batiste – Long time member of the Tremé Brass Band, King of the Krewe du Vieux in 2003, and resident of the Christopher Inn passed away recently. Orchids for his contribution to the community.

ONIONS

🧅 to neighbors who don't prune shrubs that block the view of oncoming traffic and bicyclists.

Meet the Neighbors



Our last Meet the Neighbors was way back on June 12th at **John Paul's Bar** on Elysian

Fields Avenue. They served up some tasty treats for the convivial crowd.

This month — Hurrah, we're going back to **The Friendly Bar** at 2301 Chartres St. They'll once again have something nice for us to snack on, and since it's on a Tuesday, we'll fit into their "3 for 5"; your choice of three domestic beers, wine or well drinks for \$5. You can't get much friendlier than that! See you there on **August 14** from 6:30 to 8:30 pm.

Les Amis in the 21st Century

This newsletter, Les Amis de Marigny, has finally entered the 21st century! If you are a current member of the FMIA, you may now chose to have your copy of the newsletter delivered promptly (and early) to your email box. If you have already paid your 2012 dues, just contact treasurer@faubourgmarigny.org to let us know you want to receive future copies by email. Otherwise, mark your choice when you submit your new or renewed membership form.

IMPORTANT REMINDER: As of the April edition, only current members of the FMIA are being sent copies of the newsletter.

NONPAC Meetings

5th District Report No Report

8th District Report

With the 8th District assuming responsibility for the majority of the Marigny, it is more urgent than ever that someone volunteer to attend and report on its NONPAC meetings. Anyone interested please contact editor@faubourgmarigny.org.

For Lease



Mark Boline
Broker/Realtor
504.655.2233

Time to upgrade to a new apartment?

"The Annex" in the Marigny Triangle at 1027 Touro Street has just completed a full renovation.

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CALENDAR OF EVENTS

August 2012

Board Meeting

August 1, 7 pm,
Who Dat Café, 2401 Burgundy Street

Meet the Neighbors

August 14, 6:30 – 8:30 pm,
Venue **The Friendly Bar**, 2301 Chartres St.

General Meeting

August 20, 6:30 Pot Luck, 7:15 Meeting
St. Paul Lutheran Church, 2624 Burgundy Street

September 2012

Board Meeting

September 5, 7 pm,
Who Dat Café, 2401 Burgundy Street

Meet the Neighbors

September 11, 6:30 – 8:30 pm,
Venue TBA

General Meeting

September 17, 6:30 Pot Luck, 7:15 Meeting
St. Paul Lutheran Church, 2624 Burgundy Street

NONPAC MEETINGS

5th District — 2nd Wednesday,

6 pm, 4015 Burgundy St.

8th District — 2nd Thursday

5:30 pm, 1001 Toulouse Street

GREEN MARKETS

French Market

Wednesdays & Saturdays, 10 am - 5 pm

Sankofa Market

Saturdays, 10 am - 2 pm
Holy Angels Complex, 3500 St. Claude Avenue
(at the corner of Gallier Street and St Claude Avenue)

FREE FUN

St Claude Arts District

2nd Saturday: see www.scadnola.com

Chess Lessons

Thursdays, 5 pm,
Alvar Library, 913 Alvar Street

If you have an event for the calendar please send it to Donna Wakeman at editor@faubourgmarigny.org

It's a Blast!

An email blast that is. FMIA sends out an email blast every Sunday with important news about what's happening in the Faubourg Marigny and surrounding area — news that you need to know! To sign up for this service email news@faubourgmarigny.org to be put on the list.

IMPORTANT NOTE: You may need to change your email settings to allow news@faubourgmarigny.org as an approved sender or add it to your contact list.



St. Claude Mainstreet Update

Creating the Conditions for Equitable, Sustainable and Prosperous Community Development

Hello, friends and neighbors. The development of St. Claude Avenue continues to provide both challenges and inspiring opportunities for our diverse and historic community. As a nonprofit 501(c)3 organization, St. Claude Main Street (SCMS) is working to help create the conditions for community and economic development along our designated portion of the corridor. SCMS works within the larger St. Claude Cultural District, including the neighborhoods of St. Roch, St. Claude, Bunny Friend, Bywater, and the Faubourg Marigny, with specific focus on the development of St. Claude Avenue from Elysian Fields to Poland Ave.

We believe that the best way to ensure equitable, sustainable and prosperous development is by engaging our community and empowering stakeholders to participate in revitalization efforts. To that end, there is exciting work going on and I am happy to provide this update on current projects:

Artplace

The St. Claude corridor has been rejuvenated in large part by the burgeoning arts and cultural community. From the music venues, theaters and performance halls near Elysian Fields, to the galleries and alternative spaces toward Poland Avenue, St. Claude avenue is home to one of the city's (and the country's) most innovative naturally occurring arts districts. In seeking to support these efforts, SCMS applied for and recently received a major grant from Artplace, a national foundation whose mission is to support "creative placemaking" initiatives that increase community vibrancy.

The grant will allow us to focus on four initiatives, including capacity building for artists and arts organizations, community engagement around the arts, marketing and promotions for the arts community, and the design and implementation of neighborhood beautification projects. We will work closely with an arts advisory board made up of community members to help us undertake this exciting work, and strengthen the role of art and creativity in our community. Come out and see what's happening every Second Saturday.

Business Association

As the corridor comes back to life, St. Claude Avenue is becoming a more attractive place for businesses. In addition to large developments like the Healing Center and the St. Roch Market, we are seeing more small businesses like Byrdies, St. Coffee, The Green Burrito, Scootz scooter dealership, and Conrad's Shop vintage and second-hand store, just to name a few. In effort to help sustain this

growth along the corridor, SCMS has recently seeded the St. Claude Business Association. The role of the Business Association will be to give business owners along the corridor an opportunity by which to network and develop strategies for unified growth.

In conjunction with this initiative, SCMS recently worked with the Mayor's Office of Economic Development to develop a workshop for businesses in our District called "Facts about Licensing and the Permit Process," presented by the City of New Orleans Bureau of Revenue and Department of Safety and Permits. We will continue to meet and build the business association, and provide more events to support local businesses in the near future. Stay tuned by liking us on Facebook.

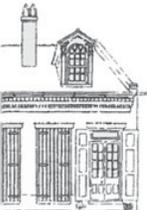
Corner Store Improvements

St. Claude Avenue is exciting, but it is certainly not perfect. Recent crime and complaints from neighbors about blight, loitering and graffiti have drawn some important issues into focus. In some cases, much of the disturbance seems to center around the many corner stores in the area. Living in what many would consider a "food desert," our community often relies on neighborhood shops for their everyday needs. When problems arise, we want to help local businesses develop and become more valuable members of our community.

SCMS is working with a coalition that includes the AARP, Louisiana Office of Alcohol and Tobacco Control, the U.S. Department of Justice neighborhood task force, community organizations, corner store owners and other partners to improve the access to healthy food and beverage options and to ensure corner stores are good actors in the community. If you see problems or opportunities along St. Claude, let us know.

We look forward to seeing you on St. Claude Avenue soon.

Jonathan Rhodes, St. Claude Main Street, President
<http://www.facebook.com/StClaudeMainStreet>



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For comments — email info@faubourgmarigny.org

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Marigny Green



By *Deborah Oppenheim*

Recycling E-Waste and Upcoming Events

The Environmental Protection Agency (EPA) refers to Electronic Waste (E-Waste) as "electronic products that are discarded by consumers."

With no E-waste recycler in the area, The Green Project previously accepted E-waste to try and fill the gap, even though they did not have significant space and were lacking in funds. Thanks to Best Buy's new policy, they now have a **FREE E-Waste Disposal Program**. It does not matter where you have purchased your electronic products, they will accept them. Best Buy is able to properly dispose the electronic waste; for more information go to: http://www.livestream.com/thebby/video?clipId=flv_4647d133-b208-4ba9-97dd-f4b25877f284

What Does Best Buy Take?

- Three items per household per day
- Nearly everything electronic, including tube TVs and monitors up to 32", flat-panel TVs and monitors up to 60", peripherals, DVD players, home and car audio, cell phones, MP3 players, and cables
- Small electrics, fans and vacuums

What they Don't Take: If an item is not eligible check www.1800recycling.com

- Console TVs of any size, or tube TVs and monitors larger than 32"
- Electronics containing refrigerants, such as mini-refrigerators or air conditioners
- Appliances such as dishwashers, washers, dryers, ranges
- Disassembled TVs and Monitors

Although The **Green Project** is no longer taking E-waste, they will continue their **Paint Drop Off Program**. Drop off days for old paint is on the first, third and last Saturday of the month. Pick-ups will continue to occur at Arabella Station Whole Foods, Hollygrove Market, and Metairie Whole Foods respectively.

Did you know that there is an organization called **Keep New Orleans Beautiful** which was established in 2011, an affiliate of Keep American Beautiful and Keep Louisiana Beautiful? Keep New Orleans Beautiful is a public-private partnership that makes the city eligible for grants. These grants are only open to Keep America Beautiful affiliates for "beautification, technical assistance, greening, vacant lot transformations, recycling and the abatement of graffiti, illegal dumping and littering. This collaboration will give the city additional tools to reduce blight and engage citizens in neighborhood improvement efforts." The next monthly meeting of Keep New Orleans Beautiful is on Tuesday,

August 14, 2012 at 2:00 pm in the 8th Floor, Homeland Security Conference Room of City Hall. Three key areas of focus will be discussed: Recycling, Litter Abatement, and Beautification.

Upcoming City Events:

- **Recycling Education Seminar:** Wednesday, August 1, 2012 3:30 - 5:30 p.m. 3400 Tulane Avenue. For anyone who works with schools (Grades K - 12) may benefit from information relating to going green by earning money, saving the environment and reducing operational costs for more information go to Sanition@nola.gov or 504-658-3800
- **Shred Day:** Saturday, August 11, 2012 8:00 - 1:00 pm Iron Mountain will be at the Recycling Drop Off Center, 2829 Elysian Fields Ave, New Orleans, LA 70122
- **Super Reuse Day:** MARK YOUR CALENDAR: Saturday, October 13, 2012 at the Recycling Drop Off Center, several non-profit agencies will participate and reminders and materials will be announced as more information is received.

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Happ'ns in the 'Hood

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Our condolences to Hubig's Pies for their total loss in a fire. They say they will be back in business in a year. They do not want charity but they do want support. Go to Hubigs.com and become an ANGEL INVESTOR — you purchase a case of pies now to be delivered to you when they re-open. They are designing a new support tee which they will have out soon.

CVS

Despite being shot down at the Historic District Landmark Committee on June 14, CVS went to the City Council to request a demolition permit and was denied by unanimous vote. Our thanks to all the councilpersons for listening to their constituents in this instance.

Residential Diversity Overlay

The Faubourgs Marigny and Treme are united under the current Residential Diversity Overlay District Ordinance (City Ordinance \$10.12.). Tying the two neighborhoods together under the same RDO ignores fundamental differences in the character, needs, and priorities of neighborhoods. Changes to the RDO that one neighborhood perceive to be essential for its progress may be anathema to the other neighborhood. Where agreement is impossible the resulting gridlock prevents either neighborhood from moving forward. In light of this, the FMIA has requested that the neighborhoods be split into separate RDO's, reverting to the format that has served the Marigny for so long.

Residential Parking District Expansion

Years of hard work has finally paid off, and Residential Parking Area signs have been erected on many streets in the Triangle. With these signs, a 2-hour limit for non-residents has been implemented on many additional streets. Kudos to Ken Caron for his hard work on this project. While good for Triangle residents, neighbors in the Rectangle can expect additional cars parking on their streets.

St Roch Market

A groundbreaking ceremony was held on July 23, 2012 to kick off the \$3.7 million renovation of the St Roch Market, with an expected completion in March, 2013. We all look forward to the reclamation of this lovely building, and to its eventual return to commercial life. Residents participated in a survey for uses of this building sponsored by St Claude Main Street, Faubourg St Roch Improvement Association, Faubourg St Roch Project, and the FMIA, which will presumably be used by the city in selecting operators. Results of the survey may be seen at <http://strochproject.com/market.html>

2805 St Claude Ave

The City Planning Commission has approved a conditional use for 2805 St. Claude Ave. (the former Urban Organics store). Ms. Markel plans to open a wine shop there, but due to arcane zoning ordinances had to apply as a cocktail lounge. She has been working with the FMIA and Councilperson Palmer to craft a community benefits agreement to ensure that the business doesn't morph into a bar. Welcome to the neighborhood.



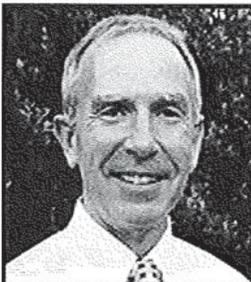
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IMPROVEMENT

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FMIA General Meeting Minutes June 18, 2012

Meeting Called to Order (Time): 7:18 P.M. by president Alex Vialou.

WELCOME / INTRODUCTION

President Alex Vialou welcomed all to the June 18th General Meeting of the FMIA and reviewed the evening's agenda.

New Faces / New Members:

- 1) Cash and Anna Schrieto moved to the Marigny from southeast Louisiana
- 2) Kim Moss, new Executive Director of Project Lazarus

Alex introduced the evening's visitors: Sgt. Rodrick Franklin of the 5th police district, Brandon Monju of the State Office of Alcohol and Tobacco Control (ATC), Councilmember Kristen Gisleson-Palmer, Mary Cunningham, director constituent services for Ms. Palmer, and Mr. Fitzgerald Hill.

ANNOUNCEMENTS / SPEAKERS

Speakers:

Councilmember Kristen Gisleson Palmer: Councilmember Palmer introduced herself to the membership. Before getting started she reminded residents that as a member of the City Council her job was primarily legislative and not enforcement which is a function of the Mayor's office.

Ms. Palmer announced that the City's 311 telephone service is now operational. Anyone with complaints is encouraged to use the 311 number. A tracking number will be assigned to the call that can be used to reference the report. If there is no response, members may contact Ms. Palmer's office. The City Council is responsible for the budget for the project Ms. Palmer emphasized the importance of tracking 311 calls to assess the use.

Cmbr. Palmer told the membership that she would do her best to respond to questions regarding issues facing the neighborhood:

- 1) Blight. The number of blighted properties is down to 60. Cmbr. Palmer was enthusiastic about the neighborhood's progress in reducing blight. She asked that we inform her office of blighted properties and try to have them sold at either a Sheriff's Auction or private auction through the New Orleans Redevelopment Authority (NORA). News on NORA properties can be found on www.noraworks.org. The next NORA auction is scheduled for August.

- 2) Quality of Life. Cmbr. Palmer reassured the membership that all council members are aware of the problem of short term rentals and illegal Bed and Breakfasts. Unfortunately, enforcement has been problematic. Cmbrs. Stacy Head and Jackie Clarkson are in process of rewriting the current B&B law.

- 3) Bars/Clubs. The new sound ordinance which regulates the placement and position of speakers is in effect in the French Quarter. Because the Faubourg Marigny's Arts and Cultural Overlay already require doors and windows to be closed during performances it was felt that the ordinance wasn't necessary in the Marigny. Cmbr. Palmer admitted that enforcement continues to be a problem. She added that there was a need to train police officers about the noise ordinance.

At this time Cmbr. Palmer introduced Brandon Monju of the Louisiana Office of Alcohol and Tobacco Control (ATC). Mr. Monju stated that one of the problems is Frenchmen businesses and restaurants acting like bars. Many restaurants have gradually evolved into bars. They are not in compliance with the regulations. ATC is currently auditing the Frenchmen St. businesses and gathering information. The data will be collected and given to City Hall. The audit should reveal which businesses are acting as restaurants or bars and will serve as the basis for future enforcement actions. Mr. Monju stated that he is the liaison officer for the ATC and he works closely with Quality of Life officers. Members are encouraged to send him the names of offending businesses. Community enforcement is the wave of the future and to be effective citizens need to alert them to problems.

- 4) Education. The Homer A. Plessy School has been awarded a charter through the Orleans Parish School Board to open in the Fall 2013. The location of the school has not yet been determined. The FMIA supports the Plessy school sharing the Colton school facility. Cmbr. Palmer also supports their efforts but the many changes at the RSD has made it difficult to make any headway with Colton. She stated her belief in community based schools which ensure neighborhood kids have a place to go in their own neighborhood. She applauded Michael Pizzolatto's outreach to the four surrounding neighborhoods and tireless work.

- 5) Riverfront Park. Cmbr. Palmer said that although we have a liaison on the park advisory committee more neighborhood representation is needed. While it is believed that the French Market Corporation (FMC) will be managing the park, Ms. Palmer sits on the FMC and they have not yet been approached. A source of revenue for park maintenance and expenses is the big issue. One source of funding is the Faubourg Marigny parking lots on Elysian Fields Ave. There are two bids so far to build the structures. Ms. Palmer indicated that she supported the neighborhood's position that no events should take place at the park until a community benefits agreement is in place. There are examples of unregulated venues in the area: Mardi Gras Museum, Woldenberg Park, and a third potential venue in the Bywater. She emphasized that there is a way to work together to develop a workable system.

- 6) Transportation. Cmbr. Palmer supports dedicated lanes for the new streetcar line. City Planning says long term sustainable public transport requires a dedicated lane. Dedicated lanes are not such a problem from Elysian Fields to Poland Avenue. However, from Elysian Fields to Canal St., the neutral ground is not wide enough to support dedicated tracks within the median. That raises the issue of eliminating one traffic lane to cars and dedicating that land to the streetcar. That has not been decided.

- 7) Historic Preservation: Cmbr. Palmer supports adaptive reuse of existing buildings within the neighborhood. She acknowledged the existing 50 foot height limit in the district as well as the increase to 75 feet under the new draft Comprehensive Zoning Ordinance (CZO). She stated that the City Council does not take a position until after the City Planning Council issues its recommendation.

Concerning Sean Cummings' development at 501 Elysian Fields Avenue, she stated that her office would need opposition letters with addresses. Her staff checks which letters are simply form letters and which are original. City Planning Commission director Yolanda Rodriguez should also receive copies. After Cmbr. Palmer originally asked Sean Cummings to address the FMIA she hasn't heard anything from him regarding the project. Her policy is to push developers back to the neighborhoods to see if they can work things out.

- 8) CVS. The HDLC unanimously denied CVS' application. Cmbr. Palmer indicated that she urged CVS to reuse the existing properties. CVS has made good changes to their plans in other locations but to date they have not yielded on their St. Claude plans.

- 9) Security. Cmbr. Palmer stated that she had worked with the Frenchmen St. Businesses to form an organization and she believes that is the best answer to address security for that area. An association can address issues of enforcement, clean-up, noise, trash, etc.

- 10) Colton School. Ms. Palmer noted new complaints concerning the condition around the Colton School and made a note to send another letter.

Announcements:

Catherine Markel plans to open a new business at 2805 St. Claude Avenue in September, 2012. It is located between St. Ferdinand and Press St. on St. Claude (formerly Urban Organics). The shop was originally conceived to be a wine and cheese shop, but package liquor is not permitted under current



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IMPROVEMENT

ASSOCIATION

FMIA General Meeting Minutes June 18, 2012 — *continued*

zoning. She has had to apply for a conditional use permit as a bar, which is permitted, although she still hopes to be able to sell wine by the bottle. She is working with Cmr. Palmer's office to create a new sub-category within the HMC zoning. If approved, the store would be open between noon and 10:00 p.m. She will be looking for neighborhood input and left an information sheet with members.

Andrew West, program director of the "Each One Save One" gave a brief description of the organization. Each One Save One is a non-profit organization dedicated to helping at risk children in our communities and supporting volunteer mentors throughout Orleans and Jefferson parishes. Mentors serve one child one hour per week in an in-school (supervised) setting. Potential mentors must pass a background check, provide references, and satisfy various other requirements. Anyone interested in mentoring a needy child in the Orleans/Jefferson area is encouraged to contact Each One Save One at (504) 896-9979.

Mike Murphy of Solar Alternatives gave a brief presentation of his solar power company. Solar Alternatives provides solar solutions of various types and designs for the southeast Louisiana market. He didn't come prepared for a lengthy presentation but asked for the opportunity to come back with a more comprehensive presentation and provide an opportunity to field questions from members. There are currently huge subsidies (80%) available for solar projects which make going solar more interesting. Anyone interested in more information about Solar Alternatives are encouraged to call (504) 267-1660 or visit the website at www.learnsolarnola.com.

Aimée Hayes, Artistic Director at the Southern Repertory Theatre announced that the theatre lost its lease at Canal Place. They have had to be resourceful in locating venues for upcoming productions and have presented works at the Contemporary Arts Center and at Michalopoulos' Elysian Fields facility. She

announced that their production of "The Lilly's Revenge" will be performed at the Den of Muses on Architect Street. She wanted to inform the neighborhood of the production and to let everyone know that this would not be a frequent occurrence. The owner of the Den was also present and assured members that this would require special permits from the city and would not be a regular event.

UPDATES / COMMITTEE REPORTS

Committees:

Parking: Ken Caron reported that the 2-hour parking signs will go up in the Triangle within 2 months. Donna Wakeman is heading a parking committee to work on permit parking for the Rectangle. The committee has met and discussed the preliminaries but there will be a lot of work to implement the system. Anyone interested in working with the committee should contact Donna at donnaw@faubourgmarigny.org.

Zoning: After hearing presentations by Sean Cummings on his proposed development at 501 Elysian Fields at both the board meeting and general meeting, the committee decided to officially recommend opposing the project. A petition in opposition to the project was drafted and a link was put on the FMIA website. Over 100 signatures were collected in the first day. While there is no opposition to development of the site there is overwhelming opposition to the structure exceeding the 50 foot height limit, the inadequate parking, and increased density. Members may sign the petition opposing the development at the FMIA website at www.faubourgmarigny.org.

Fête Marigny: Organizer Marshall Gries explained that all the committees were up and running and meetings were taking place every other week. The artist and food booths are in the selection phase and there have been pledges of hotel rooms and dinners for the silent auction. The grand prize for the festival's raffle will be a "wine cellar" of 100+ bottles of wine. Marshall announced that anyone wishing to donate a bottle of wine between now and the Oct. 21st festival date should bring the bottle to any general meeting or drop it off at Marshall's house at 624 St. Roch Ave. All donations will be recorded.

The first bottle of wine was donated at the general meeting.

The meeting was adjourned at 8:35.



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FMIA Board Meeting Minutes June 6, 2012

Members Present: Alex Vialou, Jason Patterson, Jim Farr, Marshall Gries, Chris Costello, Miles Swanson, Gretchen Bomboy,

Members Absent: Gene Cizek, Donna Wakeman

Guests, Organization:

- (1) Dean and Bill Reynolds, Marigny Residents
- (2) MK Wegman, President/CEO, National Performance Network (NPN)
- (3) Jeanne Nathan, Executive Director, Creative Alliance of New Orleans (CANO)
- (4) Claudia Baumgarten, Potential Investor – 1023 St. Roch Ave.
- (5) Ken Caron, Resident (Neighborhood Liason for Riverfront Park)

Meeting called to order (time): 7:04 p.m. By: Alex Vialou

Previous Meeting Minutes:

Read? No, distributed by e-mail Approved? Yes

ANNOUNCEMENTS

None

COMMUNITY REQUESTS/PRESENTATIONS

1. DEAN REYNOLDS: Dean and Bill Reynolds are Faubourg Marigny residents. There is currently a request before the city to continue renovations of the 8-plex apartment complex at 1030 Port Street. Investors who own 1030 Port halted their renovations pending CVS' plans to purchase the property as part of their larger St. Claude development. When CVS' plans were rejected by the city the investors recommenced the renovation. A stop-work order has been placed on the property. Dean made it clear that because property was empty and dormant for more than 6 months it has reverted to the underlying zoning which is limited to single or two family residences. She emphasized that the neighbors are opposed the building being renovated and rented as an 8-plex.

2. MK WEGMAN: MK Wegman is President of the National Performance Network and Visual Artists Network. She came to the board meeting to discuss the 8th Ward Community Cultural Center. The 8th Ward CCC is a program of the Creative Alliance of New Orleans (CANO). The 8th Ward CCC hopes to provide a multi-tenant arts facility that will provide offices, studios, rehearsal, performance and exhibition space for small and mid-sized arts organizations (nonprofits) and independent artists. The project, which is planned for the Saints Peter and Paul church on Burgundy Street, will not only provide

artists with space but also education for younger artists. The 8th Ward CCC, through CANO, is partnering with the National Performance Network (NPN), and Young Audiences to develop the project.

Ms. Wegman said she hoped to partner with the Faubourg Marigny in their efforts to bring the project to fruition. The NPN has been in discussions with the Archdiocese of New Orleans since 2010 for the purchase of the Saints Peter and Paul property.

3. JEANNE NATHAN: Ms. Nathan is the Executive Director of CANO. She continued the discussion of the CANO project at Saints Peter and Paul and explained that the Archdiocese of New Orleans has many properties it will be selling in the future. The Archdiocese may put Saints Peter and Paul up for bid if CANO's group cannot find the cash needed to secure the purchase. They are currently preparing a second offer for property. They anticipate a structured purchase and will be looking for funds. They would like a buy-in from the community for potential use of the buildings and how the neighborhood fits into the overall concept.

They still need to do due diligence concerning structural and environmental aspects of the buildings. They also need a business plan for longer term financial sustainability. Ms. Nathan emphasized that theirs is not a profit-driven enterprise; it is truly a shared community asset. The project will include community space which can host community projects. While financing is an issue, they have potential backers including national organizations. The Archdiocese has a deadline of the end of June.

CANO will be hosting a fundraiser on June 20, 2012. It will be a summer fashion show. General admission is \$75 but artists pay only \$25. It will take place at 5809 St. Charles Avenue. For more information call 281-4807.

4. CLAUDIA BAUMGARTEN: Ms. Baumgarten currently owns a business on Magazine Street and is interested in buying the church located at 1023 St. Roch, across the street from the New Orleans Healing Center. As a performer, she would like to have her own facility for the production of small live performances. Currently the property is zoned HMR-3 although the church fits under the RDO which would allow an expanded range of uses. Unfortunately, the RDO has restrictions on use, hours, etc. There is a 10:00 p.m. closing time and live entertainment is prohibited which would render the property inappropriate for a performance venue. Ms. Baumgarten emphasized the demand and need for performance space. The Board did not encourage her business plan at that location.

5. KEN CARON: Ken is the neighborhood's liason for the Riverfront Park. He is a member of the advisory group which receives input from the riverfront neighborhoods regarding the new Park. It is not final yet but it appears that the operator of the Park will be the French Market Corporation (FMC). Ken noted that FMC is not required to comply with neighborhood requests; neighborhood liasons have a purely advisory role. The planned opening for the Riverfront Park is November 28 and the city professes to be on schedule.

Continued on page 13

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FMIA Board Meeting Minutes June 6, 2012 — *continued*

According to Ken there are many unanswered questions: Events that will be scheduled for the "Mandeville Shed" (wharf) are still unknown, the \$1 million to operate the Park is only allocated for the first year, future funding is to come from parking revenues from the Elysian Fields garages which have yet to be built, there are no Park rules of operation (to protect the neighborhood), and quality of life issues such as litter abatement, noise, etc. are still outstanding. Ken will apprise the neighborhood as the development unfolds.

ADMINISTRATION

1. APPROVALS BY E-MAIL: None.
2. PRESIDENT'S REPORT:

The neighborhood's efforts to defeat the Hospitality Zone legislation were a success. Alex remarked on the strength of our organization in response to the challenge in both form and substance. The FMIA partnered with VCPORA and French Quarter Citizens to defeat the bill. Hard work by board members and residents paid off.

The spring home tour was a great success. Much hard work went into making the event a success. 281 people took the tour and over \$3,000 was generated. Thanks to Jason Patterson for taking charge of the entertainment and arranging for the excellent music and to all the volunteers who helped make the tour a success.

Alex concluded by reminding everyone that there are many issues still on our plate and all of them are important.

3. TREASURER'S REPORT: Treasurer Chris Costello reported that the revenues from the Home Tour were over \$3,500 which was higher than originally thought. The balance sheet, profit & loss statement, and check detail reports were distributed to members. Donna Wakeman is to arrange for the posting of the balance sheet on the FMIA website.

4. COMMITTEE REPORTS:

- a) Newsletter/Communications: Nothing new reported.
- b) Marigny Green: Nothing new reported.
- c) Blight: 2414 N. Rampart is up for demolition and construction plans for a new home have been approved by the HDLC.
- d) Security: Nothing new reported.

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e) Washington Park: The ASPCA dog sculpture has been installed close to the Elysian Fields/Dauphine St. gate. Gretchen Bomboy and Miles Swanson will coordinate on a comprehensive assessment of what is needed for the Park.

f) Fête Marigny: Marshall Gries gave a brief update on the festival. Several local hotels have volunteered to donate a night stay as a prize for the silent auction but more prizes are needed. The collection of bottles of wine for the big raffle has officially started. Anyone who has a contact with a business which might donate a prize for our silent auction should contact Marshall. All those who wish to donate a bottle of wine for the raffle's grand prize "wine cellar" should bring a bottle to the general meetings or contact Marshall at marshallg@faubourgmarigny.org.

h) FMIA 4th Anniversary: Nothing new reported.

OLD BUSINESS

PROJECTS:

a) 501 Elysian Fields: A draft letter with bullet points outlining the FMIA's opposition to the current version of 501 Elysian Fields is to be drafted and sent to neighborhood representatives and city authorities.

b) The Faubourg Marigny has been asked to co-host a Hospitality Zone celebration at café Amélie in the French Quarter on Tuesday, June 12, from 6:00 p.m. to 8:00 p.m.

c) Master Plan / CZO: There are two outstanding requests before the board: 1) Michele Picou's proposed po-boy shop on the corner of Royal and Mandeville streets, and 2) Catherine Markel's proposed wine and cheese shop on St. Claude Avenue. Both items are to be taken up at the next Zoning Committee meeting.

d) Noise: Nothing new to report.

e) Historic Markers: Nothing new to report.

f) Colton School: Nothing new to report.

g) Mimi's: Miles Swanson is to organize a meeting between MiMi's and neighbors after everyone returns from vacation the week after next.

h) Riverfront Park: See #6 above.

NEW BUSINESS

a) Café Istanbul has requested a state ABO (liquor permit) change from a bar license to live performances. This should not have any adverse impact on the neighborhood.

b) Streetcar on Rampart: According to Transport NOLA it appears that the mayor may no longer support a dedicated lane for the Rampart/St. Claude streetcar. While a dedicated streetcar lane would be preferable from the standpoint of safety and punctuality, more details are needed before any position is taken by the board.

c) The city wants to promote a "Bastille Day" celebration. The current plan envisions basing the celebration at the old U.S. Mint where live music will be featured. The French Market Corporation is to team with the city for this free event. Alex Vialou met with the French Consulate regarding the celebration. Alex mentioned that this could be a good opportunity for Frenchmen businesses to introduce themselves to a broader market. Since the festival will be on their doorstep it would be a good opportunity to beautify or decorate the street with a red/white/blue theme which could carry over from 4th of July. Businesses and residents should coordinate efforts.

ORCHIDS & ONIONS:

Orchids: None Onions: None

MOTIONS:

1) Motion to approve last month's minutes.

Moved: Gretchen Bomboy

Seconded: Jim Farr

Vote: Approved 7-0

Meeting Adjourned Time: 9:50 p.m.

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FMIA Board Meeting Minutes July 11, 2012

Members Present: Alex Vialou, Jim Farr, Marshall Gries, Chris Costello, Miles Swanson, Gretchen Bomboy, Donna Wakeman, Gene Cizek,
Members Absent: Jason Patterson

Guests, Organization:

1) Aimee Hayes, Artistic Director, Southern Repertory Theatre

(2) Ray Kern, Den of Muses, owner

Meeting called to order 7:10 p.m. by: Alex Vialou

Previous Meeting Minutes: Read? No, distributed by e-mail Approved? No

ANNOUNCEMENTS

None

COMMUNITY REQUESTS/PRESENTATIONS

1. **AIMEE HAYES:** Aimee Hayes is Artistic Director for the Southern Repertory Theatre. Aimee announced four dates in October when the play *The Lily's Revenge* will take place at the Den of Muses on Architects Street. Because Southern Rep. lost its lease at Canal Place in January they have been forced to schedule performances at various venues until a permanent space can be arranged. The last performance was a Streetcar Named Desire at Michalopoulos. The four performances of *The Lily's Revenge* will take place on October 18, 19, 20, and 21. Performances have been scheduled early in the evening to minimize the risk of disturbance to the neighbors. One hour of each show will be outside in the alley and will include singing which may be audible for some neighbors. Parking will be advertised on Press St and there will be volunteers to help ensure appropriate behavior. City licenses have already been obtained. The Southern Rep. Theatre hopes to have a contract signed for a new venue for the 2012 – 2013 season soon. The Board requested that immediate neighbors be notified of the singing in advance of performance nights. Ms. Hayes reiterated that the Southern Repertory Theatre is a professional group which produces high quality performances.

2. **RAY KERN:** Ray Kern is captain of the Krewe du Vieux and owner of the Den of Muses where "The Lily's Revenge" will be performed. Through his work with the Krewe du Vieux and the Den of Muses he is aware of the neighborhood zoning and potential issues with neighbors. He came to the Board meeting to assure the board that the event will be respectful of the neighbors.

ADMINISTRATION

1. **APPROVALS BY E-MAIL:** None.

2. **PRESIDENT'S REPORT:** President Alex Vialou expressed the need to set up a 1) Nomination Committee to solicit new board members, 2) a Conflict of Interest Committee, and a 3) Budget/Audit Committee. Some of these are required to maintain 501(c)3 status. Several names were discussed as potential candidates. Alex also discussed the need to provide board members with FMIA business cards. Chris Costello is to investigate the cost.

3. **TREASURER'S REPORT:** Treasurer Chris Costello distributed the monthly balance sheet, deposit/ check detail report, and the profit and loss YTD comparison sheets. All accounts (savings/postage/Pay Pal/Whitney) have now been reconciled. There is a \$130 anomaly in the Whitney account for a deposit which was recorded but never deposited in the bank. There was a discussion about the possibility of an audit by our insurer. Chris Costello moved to request such an audit from our insurer and Donna Wakeman seconded the motion. All members voted in favor.

Chris discussed using a standardized Reimbursement Form which would be used by all board members who pay for FMIA expenses with personal funds. Also discussed was the possibility of applying for an FMIA debit card for electronic payment of certain recurring bills which can only be done on line. Currently these expenses are paid using members' personal cards. The amount could be limited and use could be restricted to the Treasurer. Chris Costello is to inventory recurring bills and provide an approximate total to board.

4. COMMITTEE REPORTS:

a) **Newsletter/Communications:** Committee chair Donna Wakeman reported that she is trying to recruit a new Acting Editor to assist her with the newsletter. Donna will remain chief editor.

b) **Parking:** Urban Systems, Inc. submitted a Traffic study for the Colton School project. The study concluded: "...Sufficient available on-street parking is expected within a one-block radius and within a three block radius of the school to support the parking demand of the school." The current plan provides no off-street parking for any teachers, support staff, or visitors to the school.

The parking committee is to look into doing a survey for the neighborhood. Donna Wakeman emphasized the increased importance of residential parking with the added pressure from the school.

c) **Blight:** Nothing new reported.

d) **Marigny Green:** Nothing new reported.

Continued on page 15

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IMPROVEMENT

ASSOCIATION

FMIA Board Meeting Minutes July 11, 2012 — *continued*

e) Washington Park: Miles Swanson is drafting a list of items that need to be repaired including the wooden signs at the park entrances, lights, outlets, benches, and repairs to the aids memorial. The wood signs at the park entrances which explain Park Rules need to be repaired or replaced. The FMIA board will review the current rules and assess if any modifications should be made. There was some discussion about tree branches, shrubs and ground cover which will all need to be trimmed before the October festival. Trimming will have to be timed to coordinate with both the season and the event. There is a need for a volunteer with a truck to haul a load of gravel to fill in around the shed on the Dauphine St. side of the Park. The Sheriff's Department will arrange to spread the gravel but they will not deliver it.

Park and Parkways may be able to help with some of the repairs. Miles is to coordinate with Jeniece Black of Park and Parkways.

It was noted that vagrants are now spending the night in Washington Park. Apparently they are jumping the fence after the doors are locked. A recent meeting with police about the situation has resulted in night sweeps of the park.

f) Fête Marigny: Marshall Gries reported concerns over a shortage of volunteers and resources. There is still no one to coordinate and recruit sponsors, arrange for publicity, or manage finances. The Committee discussed scaling back the festival to a more manageable size to account for the limited resources but for the moment the plans remain unchanged. All sub-committee members are still planning a full-scale festival.

Sub-committee members are to report to the next meeting with expense estimates for their respective sub-committees. The largest expenditure is expected to be the music/groups. It is estimated that a minimum of 4 entertainers/groups will cost in the neighborhood of \$2500. Ideally, the Committee would like to find one sponsor who would fund the entire music budget – and who could then be promoted as the sole music sponsor.

New Orleans based French companies should be targeted for solicitation. Sponsors should receive a certain package of free publicity in exchange for their donation. Details of what sponsors will receive in exchange for their contribution has not been finalized.

All those who wish to donate a bottle of wine for the raffle's grand prize "wine cellar" should bring a bottle to the general meetings or contact Marshall at marshallg@faubourgmarigny.org.

g) FMIA 4th Anniversary: Nothing new reported.

OLD BUSINESS

PROJECTS:

a) Master Plan / CZO: The master plan has been approved. The Faubourg Marigny is now covered under a "Historic Core Residential District" (HCRD). Density issues are now determined by the CZO. This new HCRD covers the French Quarter, Faubourg Marigny, and Bywater. Note, the CZO does not specify any minimum parking requirements for commercial properties.

b) 501 Elysian Fields: Members discussed various strategies for responding to the Elisio Lofts proposal.

c) Michelle Picou and Gus Vides restaurant request: Nothing new to report.

d) Stop the Noise: The French Quarter would like the Faubourg Marigny to attend and participate in future meetings. Miles Swanson will attend on behalf of the FMIA.

e) Hospitality Zone: Issue is dormant for now.

f) Mimi's Bar: Miles Swanson arranged a meeting between the owners of Mimi's and neighbors where the neighbors' concerns were discussed. Mimi's will arrange to have a security guard as well as a door person to help ensure bar patrons respect the neighbors. There will also be sound meter checks. Concrete steps have been taken to improve the situation and there was agreement to meet again in two weeks.

NEW BUSINESS

None

ORCHIDS & ONIONS:

Orchids: Lionel Batiste – Long time member of the Tremé Brass Band, King of the Krewe du Vieux in 2003, and resident of the Christopher Inn died last week. Orchids for his contribution to the community.

Onions: Neighbors who don't prune shrubs that block the view of oncoming traffic and bicyclists.

MOTIONS:

1) Motion to request FMIA insurer to commence audit.

Moved: Chris Costello

Seconded: Jim Farr

Vote: Approved 8-0

Meeting Adjourned Time: 9:55 p.m.

Membership Form

ASSOCIATION

Membership Status New Renewal

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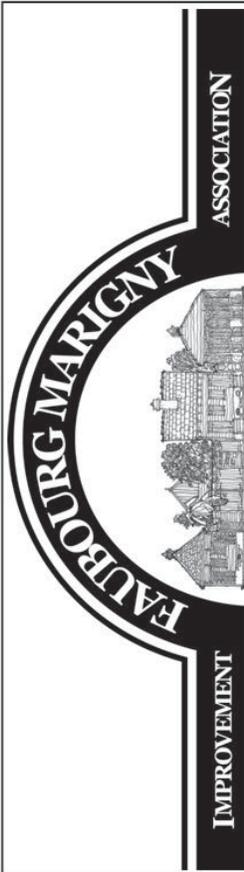
Do you want your newsletter sent to you via Email OR Regular Mail?

Ideas, Comments, Concerns, Suggestions:

Or Would You Like Someone to Call to discuss? Yes No Best time to contact AM
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