



[www.FaubourgMarigny.org](http://www.FaubourgMarigny.org)

## *Les Amis de Marigny*

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

## Caroling in the Park

Yes, Virginia, there will be Caroling at Washington Square Park this year. And in a development that shocked everyone down to their mistle-toes, City Hall has recently fixed most of the lights in the Washington Square.

Therefore, we'll gather **on Sunday, December 16 at 6 pm** for Caroling led by the Pfister Sisters. Not much of a singer? No worries, we usually have enough carolers to drown out those among us who are voice-challenged. Coffee, cookies and hot chocolate will be available. There will also be an art market beginning at 10 am.

This is a great neighborhood tradition, so come on out and enjoy the fun!



## Membership Confusion

There has been some confusion regarding people joining the FMIA late in the year. Our policy has always been that anyone joining in September or later is entered into the system as paid for the following calendar year. This is due to the fact that our fiscal year runs January to December, and for the sake of bookkeeping and mailing list efficiency it's easier to keep all memberships on a consistent schedule.

Keep in mind that we are an all-volunteer organization, and this is a way to make things easier, since all information is put into the database manually. Our hope is that with the technology now available we'll be able to have members renew annually based on when they first joined. Stay tuned.

## Parking on Elysian Fields

The results are in from our survey concerning development of the surface parking lots on the 400 and 500 blocks of Elysian Fields Avenue.

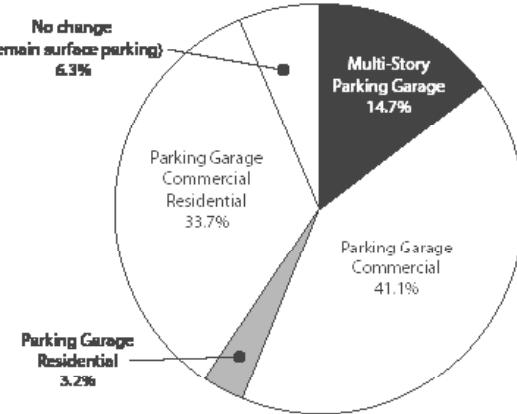
1. *What type of development would you prefer to see on this site?* — The overall consensus seems to be a mixed use which includes a parking garage and either commercial or commercial and residential. Please see the chart at right
2. *If there is commercial development of this site, what kind of businesses would you prefer?* In order of preference, the most popular choices were:
  - Supermarket\*
  - Retail shops
  - Restaurant
  - Bakery
  - Florist
  - Ice cream parlor / Drug store (tie)

Respondents overwhelmingly said that it is very important that any development of this site observes the zoned height limit of 50 feet, with only 8% deciding this is not important. More than nine out of ten also believe that the proposed garage should accommodate bicycle parking.

We had a wide range of responses to the questions: "Do you have another vision for the development of these properties?" and "Other comments?" There were too

many to list here, but if you would like to see the full report go to [www.faubourgmarigny.org](http://www.faubourgmarigny.org) and click on the link to the Elysian Fields Parking Garage Survey Results. Thanks to everyone who took the time to fill out the survey. This development is going to have a huge impact on this neighborhood, this helps start a conversation on how we want to proceed.

\*This survey was taken before recent developments were



widely known that the dispute may have been settled between Robert's and Schwegmanns over the derelict supermarket at Elysian Fields and St Claude.



## The Bar That Came in from the Cold

Siberia on St. Claude Avenue was recently swept up in the crackdown on venues offering live entertainment without the proper permits. There were charges made by various people in town that this was a part of what they called a "war on live music," an attempt by the Landrieu administration to destroy the music culture of New Orleans.

But recently the New Orleans Planning Commission voted 6-0 to approve a conditional-use permit for live music at the club, subject to a number of provisos. At the hearing, those in support said Siberia gave emerging bands a place to play, and some of the neighbors even felt that the late night activity in the area made them feel safer. Two other nearby property owners spoke against granting the permit, noting the noise, litter and courtesy of some of Siberia's clientele.

On Thursday, November 15, City Council unanimously passed a conditional use permit that will let them resume live music. Co-owner of Siberia Daphne Loney, said they were in agreement with 12 out of the 14 provisions, but has some reservations regarding their contractual obligation to provide ten parking spaces and to not allow to-go-cups.

Councilwoman Kristin Gisleson Palmer, whose district includes the site, acknowledged Siberia's issues with the go-cups and parking, putting off further discussion of the provisos for 30 days. She also made a point to express her pleasure with the growing cultural corridor on St. Claude.

The FMIA also backed the club's request to have live music, saying the owners have demonstrated a willingness to engage with their neighbors and the broader community. It has always been the policy of the Faubourg Marigny Neighborhood Association to support businesses that are good neighbors. This is also a good example of how flexible and innovative the zoning in the Marigny is, compared to that in effect in other parts of the city.

## A D V E R T I S I N G

Commercial Advertising				
Per-month Rates (1-2 times/year)				
	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)				
	Full Page	1/2 Page	1/4 Page	Business Card
FMIA Member	\$90	\$45	\$30	\$18
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 15<sup>th</sup> 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 7<sup>th</sup> 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.



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# President's Report



## Happ'ns in the 'Hood

### Parking Information

In an effort to gain firm data regarding on-street parking in the Marigny, the Parking Committee will be circulating a survey soon. The more people in our neighborhood who participate, the clearer picture we will have. Join in!

### Let There be Light

Most of the lights in Washington Square Park have been repaired, just in time for Caroling. While this is a welcome development there are still many problems, including tree limbs in need of pruning and the broken gate at Frenchmen and Dauphine. One of the electricians recently working on the lights in the park described the condition of the light fixtures and wiring as "prehistoric."

### NOCCA

NOCCA has announced some of the plans for their new Marigny properties. The current Habitat building will house new classrooms and a café. Further lakeside on Press Street will be culinary gardens between Dauphine and Burgundy. NOCCA will be taking on a full-time rather than half-time curriculum, which is the reason for the increased need for space. They anticipate no major increase in student population, and so no increased pressure on parking in the neighborhood.

### Riverfront Park

The latest estimate for opening of the new Riverfront Park is January (we assume 2013). There are currently no plans for an entrance in the Marigny, nor are there any answers to questions about maintenance, funding, noise, litter, and parking. FMIA liaison Ken Caron continues to monitor the situation. Thanks Ken!

### Habana Outpost

The Habana Outpost restaurant proposed for the corner of Esplanade and N. Rampart St. is being opposed by the VCPORA board, citing concerns that it will not comply with the requirements of the zoning.

### Do You Recieve Our Weekly E-Blast?

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](mailto:news@faubourgmarigny.org) to be put on the list.

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

## Fête Marigny — Thanks to All

We wish to thank everyone who helped to make our first-ever Fête Marigny such a huge success:

- Bill Hyland
- Gene Cizek
- Rick Fifield
- Chuck Berg
- Alex Vialou
- Dr. Dennis Dillon & Boystown
- Steve Himmelfarb & Cake Cafe
- Holly Gee
- Christine Horn
- Meghan Stewart
- Jesse Starling
- Peter Horjus
- Mark Malouse
- Greater New Orleans Data Center (GNOCDC)
- Shirley Harris
- Tom Dyer
- Maggie Marx
- Julie Jones
- Marylin Mell
- John Gutekunst
- Dan Harris
- Diane Lease



# The Marigny Opera House: A Gift of Art

By Arin Clark Adkins



In 1997 the Roman Catholic Church closed the Holy Trinity parish in the Marigny and sold the building and property located at 725 St. Ferdinand Street. Last year, Dave Hulbert was riding his bike and saw a for sale sign there. In the mid-1800s property he saw not only potential to preserve a beautiful historical church, but also an opportunity to make a contribution to the neighborhood. Dave

and his partner Scott King, who lives and works in San Francisco, embarked upon a mission to bring the space back to life. Together they made the purchase, made a plan, established a Board of Directors and became the Co-Founders of the Marigny Opera House.

Since February of this year, renovation has been in full swing. There are now functioning water and sewerage systems and updated electricity. There was also an overhaul to the gutters for efficient drainage. The thickets and dense overgrowth were cleared off and a new back porch and door were added.

Dave and Scott established the Marigny Opera House Foundation as a not-for-profit to be used in various ways to support the arts. Dave is the Executive Director and noted that about twenty-five percent of the neighbors in our community have artistic associations of some kind. Yet many do not have a place to rehearse or create new works. Toward this, Dave has provided six artists with residencies to develop and hone their craft. Of these, two are choreographers who were able to use the space to develop works for three Fringe Fest performances.

During the Fringe Fest, the Marigny Opera House was host to four shows:

- Donna Crump and her dance group performed "Isis and Nephtys."
- The International Theatre Laboratorium USS performed "Medea."
- "Surprise, No Surprise" created and performed by choreographer/performance artist Angelle Herbert.
- "Trash Rabbit", an apolitical exploration of freedom, plastic, poverty, religion, and trash," which was voted the winner of the Fringe Festival's most popular show.

In keeping with the building's original intent, the Marigny Opera House is currently established as a non-denominational Church of the Arts. Artists, spiritual and other groups may use the space for meetings and membership functions. The Marigny Opera House is zoned currently and permanently as residential, as are all churches in residential neighborhoods. It can be used to host private functions and gatherings, but not via invitations extended to the public at-large. However, because it is a Church of the Arts, New Orleans Zoning Administrator Ed Horan, has granted permission to proceed with making improvements necessary to obtain a Fire and Safety Permit for public assembly. This process is currently in the works with the goal of offering public functions to the entire neighborhood in the future. An exception was granted for the Fringe Fest.

On Saturday December 22 is the Christmas Gala featuring an original work by the 9<sup>th</sup> Ward Opera Company, with original choreography by Maritza Mercado-Narcisse. And on February 8, 2013, is the Carnival Ball featuring live entertainment and dancing.

In the spirit of Thanksgiving, Dave Hurlbert, wishes first and foremost to extend a heartfelt thanks to his neighbors and the community for the gracious support that the Marigny Opera House has received. We thank YOU Dave and Scott, for your vision and gift of art to the Marigny. Thank You!!

You can become a member of the Marigny Opera House by joining as a friend and supporting local arts. For more information contact Regina Wilkins at [regina@marignyoperahouse.org](mailto:regina@marignyoperahouse.org) or 504-407-7111.



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## Meet the Neighbors



November's Meet the Neighbors gathering

was held at **Cutter's**, 706 Franklin Avenue. Thanks go out to Blake and JR at the bar; and to Dudley, Jimmy and Mac for the delicious spread, which was enjoyed by a lively group of regulars and newcomers alike.

Join us on December 11 as we meet at the new restaurant **Ruby Slipper** on the corner of Burgundy and Touro in the triangle. You'll know you're not in Kansas anymore!

## NONPAC Meetings

### 5th District Report

No Report

### 8th District Report

*By Susan Drongowski*

Safety Reminders for the Holiday Season:

- If going out of town ask a trusted neighbor or relative to watch your home. Have a neighbor or friend collect your newspapers and mail, and use an automatic timer to control interior and exterior lights.
- Avoid placing Christmas trees or presents in a front window, or decorations over windows or peep holes
- Tear up gift boxes for items such as electronics and discard of them inside of a trash bag.

### 311 System

Residents are encouraged to use the 311 system to report problems that are not emergencies. If you call 311, you will be given a tracking number that enables you to follow up on your reported problems.

NOLA 311 handles the following types of requests:

- City Assisted Evacuation registration
- Code Enforcement complaints
- DPW Maintenance: manhole cover maintenance, pothole/roadway surface repair, road shoulder repair, sidewalk repair (public property), and street flooding/drainage issues
- DPW Parking: abandoned vehicles
- DPW Traffic: street lights, street signs, traffic signs, traffic signals, and road surface marking
- Sanitation: dead animal pickup, illegal dumping, large item pickup, trash/garbage pickup, residential recycling

Dial 311 (from any phone based in New Orleans) or (504) 658-2299 or (877) 286-6431 or email: 311@nola.gov.

## CALENDAR OF EVENTS

### December 2012

#### *Board Meeting*

December 5, 7 pm,  
2509 Burgundy Street

#### *Meet the Neighbors*

December 11, 6:30 – 8:30 pm,  
Ruby Slippers, 2001 Burgundy

#### *General Meeting*

No General Meeting for December

### January 2013

#### *Board Meeting*

January 2, 7 pm,  
2509 Burgundy Street

#### *Meet the Neighbors*

January 8, 6:30 – 8:30 pm,  
Venue TBA

#### *General Meeting*

January 21, 6:30 Pot Luck, 7:15 Meeting  
St. Paul Lutheran Church, 2624 Burgundy Street  
No General Meeting for December

## NONPAC MEETINGS

### *5<sup>th</sup> District — 2<sup>nd</sup> Wednesday*

6 pm, 4015 Burgundy Street

### *8<sup>th</sup> District — 2<sup>nd</sup> Thursday*

5:30 pm, 1001 Toulouse Street

## GREEN MARKETS

#### *French Market*

Wednesdays & Saturdays, 10 am - 5 pm

#### *Sankofa Market*

Saturdays, 10 am - 2 pm

In front of ARISE Academy at Dr. Charles Drew Elementary School, 3819 St. Claude Ave.

## FREE FUN

### *St Claude Arts District*

2<sup>nd</sup> Saturday: see [www.scadnola.com](http://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  
John Gutekunst at [editor@faubourgmarigny.org](mailto:editor@faubourgmarigny.org)*

## Announcement

### 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](mailto:editor@faubourgmarigny.org)



# Facts about Parking in the Faubourg Marigny

By Donna Wakeman, Chair, Parking Committee

## Current Status

Parking in the Marigny Triangle is tight, as the survey conducted by the Urban Land Institute of Louisiana has shown. On-street parking in the evenings and on weekends is practically non-existent. The Triangle parking eased slightly with the expansion of the Residential Parking Zone and the installation of Residential Parking signs.

Parking in the Marigny Rectangle is already under pressure on weekends when the clubs, restaurants, and B&Bs are full, and during special events which attract large numbers of visitors to the area. This situation is being exacerbated by the expansion of the Residential Parking District in the Triangle.

## Near Term

In the near term, parking in the Faubourg will come under increased strain. Several projects currently in construction will contribute significantly to the pressure.

**Riverfront Park:** Scheduled to open whenever the City gets its act together, the Mandeville Wharf will be a 3,000 person venue. While operational plans are still being developed, it is certain that events will be held there, and no parking provisions have been made. A conservative

estimate of cars drawn to the area during such events is 600. Many events will be held at night when demand for on-street parking is highest.

**Colton School:** Scheduled to open in 2013, Colton School has made no provision for off-street parking for teachers, staff and visitors. A conservative estimate of spaces required is 65 each workday. Demand will be during the day, when on-street parking is lightest.

**511 Marigny:** Estimated to be ready for occupancy late winter/early spring 2013, this historic warehouse will have 48 units and retail space. Current zoning ordinances require 72 parking spaces for the rental units, plus spaces for retail parking. A waiver granted allows for only 48 spaces in total, with a potential for 24 plus cars left to park streetside.

**Parking Garages:** The City has released a Request for Proposals for two parking garages on Elysian Fields. During the construction, the two existing surface parking lots will close, putting some number of cars streetside.

## Long Term

In a longer time frame, there are pluses and minuses to the parking issues in the Marigny. On the plus side, the coming parking garages will provide some relief, as the RFP calls for 700 parking spaces. Not all 700 spaces are additions, as there are currently parking spaces on the

Continued on page 7

The advertisement features a black and white photograph of a man in a suit and sunglasses, looking towards a building with palm trees. The building is identified as "The Country Club" located at "634 LOUISA ST. NOLA 70117" with the phone number "504-945-0742". Below the address, there is a QR code and logos for "GOLF" and "BETTER BUSINESS BUREAU".

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Facts about Parking continued from page 6

two lots. Additionally, not all spaces would be available to visitors to the area, as it is assumed that some number would continue to be allotted to contract parking.

On the minus side the City Planning Commission is proposing, in the draft Comprehensive Zoning Ordinances, to drastically reduce or eliminate entirely off-street parking requirements in historic districts. If it passes as proposed, restaurants, stores and multi-family dwellings (apartment buildings) would not be required to provide parking for their customers/renters. The impact of such ordinances is unknown, but would certainly negatively impact on-street parking.

### Conclusion

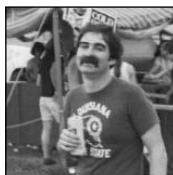
The pressure on on-street parking in the Faubourg Marigny will continue to rise. While the exact number of parking spaces impacted is unknown, it is certain that there will be more demand for on-street parking spaces.

There are practices that could be implemented to help manage the parking demands in the Marigny, thereby reducing the need for developers to provide off-street parking. However, it will take years, if ever, to put these practices into place. It is unfair and undemocratic to make the existing residents of this neighborhood, who have spent years making it a desirable place to live, struggle to find parking near their homes, in order that a developer increase his profit on a project.

It is reasonable to expect that practices to manage on-street parking, such as an expanded residential parking district and a parking benefit district, be put in place before ordinances are waived or changed regarding off-street parking requirements.

### Mystery Photo

Congratulations to last month's winner **Bruce E. Blew** of The Junque Shop, 421 Frenchmen St. @ Decatur, who was the first to correctly identify Bobby Moffett.



Mr. Blew will receive a 5% discount on his next year's advertising in the FMIA Newsletter. Send your entry to [editor@faubourgmarigny.org](mailto:editor@faubourgmarigny.org). If have a mystery photos from our past send it to [editor@faubourgmarigny.org](mailto:editor@faubourgmarigny.org).

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Newsletter: [editor@faubourgmarigny.org](mailto:editor@faubourgmarigny.org)

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# Marigny Green



By Deborah Oppenheim

It is the season to be merry and enjoy the all the good tidings that is offered. But what about the gift paper, cardboard boxes, bubble wrap, Christmas cards and Styrofoam that has been accumulated from presents? Well, you can recycle some of the stuff and not send it to the landfill.

## Bubble wrap has many usages such as:

- Wrap your ornaments from the tree – won't need lots of boxes! There are many other ways to wrap ornaments using the bubble wrap. One way is to line up the ornaments on the edge leaving spaces between them and roll the bubble wrap and add the next row. It makes a round package.
- Bubble wrap can be used for kids to have pool noodles. Roll the bubble wrap in a long tight cylinder and hold it together with waterproof adhesive.

## Cardboard:

- Cardboard boxes have many uses besides just storing things in the garage. Be creative and cover the boxes. Small boxes without lids are good CD holders. Try stacking boxes in the shape of a pyramid for unique organization. Shoe boxes are

fun for pictures, plastic toys, and to make storage for doll accessories. Larger boxes can organize the closet in no time.

## Styrofoam:

- There are no limits to the things you can make from Styrofoam pieces you've gotten in boxes at Christmas such as floats for dolls, pencil holders, and a photo display.
- Styrofoam slabs can be used to make anything from a planter to a jewelry tray.

## Wrapping Paper:

- Recycle paper received from presents.
- Use the recycled wrapping paper to cover boxes.
- Like newspaper, wrapping paper is great for cleaning windows and leaving them streak-free – use it instead of paper towels or a cloth. (Avoid using the shiny/plastic stuff though.)
- Thin wrapping paper is good for origami projects.

## Christmas Cards:

- Donate gift cards to St. Jude. They have a program where they accept used, all-occasion cards year round and are sold to the public for \$10 a package.
- Reuse the cards for art projects.

Have less trash this holiday season by recycling and making cool new stuff out of the old.

Happy Holidays and Happy New Year!

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## *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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  - Floor Plan is Not Shotgun
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8. For Alcoholic Beverage Outlet complaints contact
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  - City Attorney's Office 658-9800
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By Minica Rowland Have you been putting up with a drafty home and cold floors for too long? As the temperature outside cools, so does the temperature of your home. Many of us are forced to bundle up at night or face drastically high heating bills. Homes and buildings in these situations are greatly in need of NOLA Wise, the City of New Orleans' energy efficiency program.



NOLA Wise provides wrap around project management and quality oversight for your home weatherization projects. We train and identify local contractors who will upgrade your home to be more comfortable, safe, and energy efficient. We also make sure that you access all of the available incentives and offer a special low interest loan from Fidelity Homestead Savings Bank, both of which help to decrease the upfront cost of an energy retrofit.

Interested in seeing a NOLA Wise home in action? Want to speak with the team and our contractors about your home? On Thursday, December 13th, our Holiday Homeowner Energy Showcase will take place in the Marigny! This open house event gives neighbors a chance to see the home performance upgrades and learn firsthand how to make their homes more comfortable and energy efficient. Retrofit viewing will be accompanied by light refreshments and festive sweaters are encouraged!

### NOLA Wise Holiday Homeowner Energy Showcase

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For questions and more information please contact  
Monica Rowand at [mrowand@globalgreen.org](mailto:mrowand@globalgreen.org).

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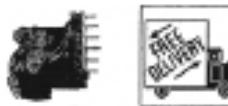
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# FMIA Board Meeting Minutes

## November 7, 2012

Members Present: Alex Vialou, Miles Swanson, Gretchen Bomboy, Peter Horjus, Bill Walker, John Gutekunst, Mark Malouse, Marshall Gries, Chris Costello. Members Absent: None

Guests, Organization: Jennifer Weishaupt, Ruby Slipper (owner); Eric Weishaupt, Ruby Slipper (owner); Brett Jones, Ruby Slipper (manager); Kate Spear, Frenchmen St. Art market; Bonnie Miller, Art market artist; William Carter, Neighbor: Jackson Knowles, NOCCA

Meeting called to order: 7:00 p.m. by Alex Vialou

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

### ANNOUNCEMENTS

**KEN CARON:** Ken Caron is the Faubourg Marigny's liaison person on the Riverfront Park advisory committee. Ken reported that there has not been much progress with the park. It will most likely open in January, but only partially. It does not appear that there will be an entrance to the park in the Marigny. The Bywater Neighborhood Association is monitoring the situation more closely as it appears that the only opening into the park is planned in the Bywater. There are still open questions about maintenance, funding, and quality of life issues such as noise, litter, and parking.

Alex Vialou reminded board members of the importance of these issues since the access to and departure from the park will be directly through and into an historic residential area. Alex also raised the possibility of reactivating the Riverfront Park Alliance which was a coalition of interests from the Bywater, Marigny, and Vieux Carré composed of interested citizens from the neighborhoods who had originally raised concerns about hours, events, maintenance, and safety.

**GRETCHEN BOMBOY:** Board and Fête Marigny committee member Gretchen Bomboy reported that the income from the festival was \$12,034.30 and expenses were \$4,5\_\_\_\_\_. Net income from the festival was \$7,458.71.

### COMMUNITY REQUESTS/PRESENTATIONS

**1) JENNIFER WEISHAUP, ERIC WEISHAUP, BRETT JONES:** The Weishaupts own the Ruby Slipper restaurants which are located in the CBD and mid-city. They are opening up a third restaurant in the Marigny at 2001 Burgundy St., former location of the Bank restaurant. Currently, the Weishaupts only plan to offer breakfast, lunch, and brunch menus - there are no plans for dinner. The Weishaupts wanted to introduce themselves to the board and they took the opportunity to explain that being a good neighbor was of paramount concern to them.

The Weishaupts had asked for freight zone space next to the restaurant for morning deliveries. However, the creation of a freight zone would mean the loss of two residential parking spaces in the newly created residential parking district. Neighbors voiced concern over losing the spaces and pointed out that no other restaurant in the Marigny has a dedicated freight zone. The Weishaupts explained that since their restaurant was primarily a morning business they feared that without a dedicated freight zone the delivery trucks might block traffic during the morning rush hour. They are willing to forego the freight zone for a trial period to see if it is truly necessary.

The board noted that the current zoning is commercial but will change to residential if the draft Comprehensive Zoning Ordinance (CZO) is approved. That would eliminate the possibility of a liquor license (Bloody Marys, mimosas, etc.) for the property unless the Weishaupts obtain their permit prior to the change. The Weishaupts hope to open the restaurant next week. For further information, go to: [www.therubyslippercafe.net](http://www.therubyslippercafe.net).

**2) KATE SPEAR and BONNIE MILLER:** Kate Spear is managing the Frenchmen Street outdoor art market. She is seeking support from the FMIA to add outdoor art markets to permitted uses under the current Frenchmen Street Arts and Cultural overlay. She has been working with Nicole Webre from Cmbr. Palmer's office on drafting the language. Although "outdoor art market" is not defined, it will not include either food or alcohol. The market will be open from 7:00 p.m. until 1:00 a.m. Thursdays through Sundays.

The outdoor market will be a change from the many music venues and will offer opportunities for local artists. Bonnie Miller, one of the artists at the market insisted that the market is for hand-made original works and will not be another French Market.

There was discussion about whether it would be better to draft outdoor art markets as a conditional use rather than a permitted use so the neighbors could review any applications. Also, the issue of a lack of clear definition of "outdoor art market" was raised. The matter is scheduled to go before the City Council next week. The board thanked Ms. Spear and Ms. Miller for coming to the board meeting and explaining the plan.

**3) JACKSON KNOWLES:** Jackson Knowles is Director of Community Development at the NOCCA Institute, the non-profit community support/advocacy organization of NOCCA. She stopped by to give the board an update on NOCCA's plans for their new Marigny properties. She distributed a map of NOCCA's new properties including the Habitat building and Press Street properties.

Ms. Knowles explained that the current plans include new classrooms and a café for the Habitat building and a Gateway Project for the Press Street corridor which will consist of some type of Homer Plessy memorial building (Royal to Dauphine block of Press St.) and culinary gardens (Dauphine to Burgundy block). The entrance block from St. Claude to N. Rampart is undecided as yet but they are considering some type of art education and neighborhood retail facility for that location.

She further explained that the addition of the new properties would not mean a corresponding increase in the number of students. Much of the need for extra space is due to the school taking on a full time/full diploma curriculum compared to half-time last year.

Jackson stated that because financial viability is a must NOCCA is working with a private developer in order to access and leverage tax credits that are available for certain historic properties. In addition to the café, they are also considering a food truck on one of the Press St. blocks along the railroad tracks.

The board expressed its concern about green spaces disappearing and the impact on parking in the neighborhood. Jackson reassured everyone that parking issues are ever-present in their planning. The board thanked Jackson for the update.

**4) WILLIAM CARTER:** William Carter is a Marigny neighbor who volunteered to survey Washington Square Park in order to document everything that needs to be repaired, replaced or addressed in some way. He distributed the report for the board to review. Among the most pressing items on the list are low limbs and branches that are touching electrical wires and park lamps and the gate at Frenchmen and Dauphine which is being held together by a chain. Subsidence and broken support bases have left the gate at risk of falling into the street. A cost estimate needs to be done for each item in the report and the repair of items need to be prioritized.

A copy of the report was sent to Park and Parkways. Their response was that they were working with the Department of Public Works. Chris Costello informed the board that an agreement was made after hurricane Katrina in which the FMIA assumed certain responsibilities for maintaining the Park in order to keep the park open. Chris will see if he can find a copy of that agreement.

### ADMINISTRATION

#### 1. APPROVALS BY E-MAIL:

Get information from Gretchen.

**2. PRESIDENT'S REPORT:** President Alex Vialou expressed concern over the difficulty in being consistent in our approach to welcoming businesses to the Faubourg Marigny. He used the example of being supportive of restaurants that apply for a liquor permit in areas where the zoning allows it but then having to oppose the very same activity when the zoning is changed. It is equally inconsistent in the other direction - FMIA opposition can turn into support with a zoning change. While zoning issues are out of our immediate control it makes it awkward for the FMIA to support one business but oppose another of the same type, depending on zoning.

Alex asked the board if it would be appropriate to propose changing the rules for liquor in restaurants. The Zoning Committee needs to research if alcohol permits run with the property or with the individual owner. He also raised the question of whether changing the rules on liquor would also need to be pursued on a state level since the prohibition against serving alcohol in a residentially zoned area is a state law. One option would be to add restaurants a conditional use under the RDO although that would not address the state level prohibition.

**3. TREASURER'S REPORT:** To be submitted via e-mail.

### 4. COMMITTEE REPORTS:

a) Information Committee: It was generally agreed that the e-blasts are keeping subscribers up to date with neighborhood events.

Newsletter Committee: The newsletter has been finalized and will go to the printer tomorrow.

b) Marigny Green: Nothing new reported.

c) Blight: Nothing new reported.

d) Parking: Nothing new reported.

e) Washington Park: Previously discussed.

f) Fête Marigny: The first annual Fête Marigny is now history. Much work went into making the festival a success and everyone was thanked for their contributions.

g) FMIA 40th Anniversary: It was suggested that the FMIA 40th Anniversary presentation that took place for Fête Marigny be repeated for the City Council. The information and insight highlighted in the presentation could be enlightening and valuable for our city leaders. Issue to be forwarded to Gene Cizek for further consideration.

### OLD BUSINESS

#### PROJECTS:

a) Parking Garages: The online survey regarding what neighbors would like to have included in the garage projects received 80 responses. The desirability of a bike-sharing location, where riders would pick up bikes and drop them off at other bike-sharing stations in the city, was discussed. The survey can be accessed through the FMIA website ([www.faubourg-marigny.org](http://www.faubourg-marigny.org)).

Continued on page 13



## FMIA Board Meeting Minutes November 7, 2012 — continued from page 12

b) Mimi's: It was reported that Mimi's had contractors looking at the acoustics of the interior of the building with a view toward improving sound insulation. Bill Walker is doing a survey of other Marigny businesses and their respective zoning in order to get an idea of other zoning/use issues.

### NEW BUSINESS

#### A) New Committees:

Zoning Committee: In light of the proposed changes to the City's Comprehensive Zoning Ordinance a new Zoning Committee was created to review the proposed changes. Peter Horjus and Marshall Gries volunteered to head the committee.

Membership Committee: Mark Malouse and Bill Walker volunteered to work on this committee.

B) Habana Outpost: Marigny Triangle residents have expressed their concern about a proposed development at the corner of Esplanade at N. Rampart St. (old gas station) by Habana Outpost, a restaurant group with establishments in New York City, Brooklyn, and Malibu. The restaurants are known for their Latin food and drinks as well as their festive party atmosphere. There is a moratorium on any new bars in the French Quarter and neighbors fear the disruption that this type of establishment would bring to the lower Quarter.

President Alex Vialou moved that the FMIA support the existing zoning. Mark Malouse seconded. Statement to be drafted supporting a restaurant at the location but not on a 24/7 basis and any project development must comply with all laws and regulations currently in place. All voted in favor.

C) E-mail Votes: Chris Costello moved to require a 24 hour response time to enable all board members sufficient time to respond to the vote for all e-mail votes where money is to be disbursed. Seconded by Bill Walker. All vote to approve.

D) Caroling: This year Christmas caroling will take place December 16. Parks and Parkways has approved the use of Washington Square Park for the event. A portable toilet has been ordered and the Sheriff's Office has been contacted about raking leaves and set up the stage. Marshall Gries and Gretchen Bomboy are to coordinate the details.

E) Frenchmen Outdoor Art Market: Following the report by Kate Spear and Bonnie Miller (see above) the board decided to ask the City to make the outdoor market a conditional use and to include a specific definition of "outdoor art market". Food and alcohol sales should be prohibited out of

deference to existing businesses. Alex Vialou is to write Kristen Palmer's office with the suggestions.

F) Café Istanbul: It is time for the one year review of the Community Benefits Agreement between Café İstanbul and the FMIA. Café İstanbul has asked that the requirement for a security guard be relaxed. They are asking that a guard only be requirement starting at 9:00 p.m. Alex Vialou reported that the neighbors were open to this change. Alex to keep board updated.

### ORCHIDS & ONIONS:

Orchids: None proposed.

Onions: None proposed.

### MOTIONS:

1) Motion to support existing zoning and other laws currently in place for proposed restaurant at Esplanade & N. Rampart Street.

Moved: Alex Vialou, Seconded: Mark Malouse, Vote: Approved unanimously

2) Motion to require 24 hour response time when e-mail votes involve expenditures of FMIA funds.

Moved: Chris Costello, Seconded: Bill Walker, Vote: Approved unanimously

Meeting Adjourned Time: 10:20 p.m.

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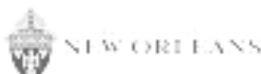
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# FMIA General Meeting Minutes

## November 19, 2012

Meeting Called to Order 7:16 P.M. by President Alex Vialou.

### WELCOME / INTRODUCTION

President Alex Vialou welcomed all to the November 19th General Meeting of the FMIA and reviewed the agenda for the evening's meeting.

### New Faces / New Members:

Rita and Robin Chapman, New Neighbors on North Rampart

### ANNOUNCEMENTS / SPEAKERS

Alex reported that the Meet Your Neighbors night at Cutter's had been a great success and everyone had an excellent time. The next Meet Your Neighbors will be at the new Ruby Slipper restaurant on Tuesday, December 11. Ruby Slipper, located at 2001 Burgundy Street, hopes to offer discounts for FMIA members. Details will be released via e-blast.

City Council issued a written proclamation congratulating the FMIA on its 40 years as a neighborhood association. The association was also congratulated for hosting the first annual Fête Marigny.

Alex discussed the necessity of working with City officials on neighborhood issues and stated that we enjoy a good working relationship with most of our city leaders. He reminded everyone that while conflicts have occurred we must continue to work at maintaining that good relationship. The City has now asked the FMIA for its response to the new proposed Comprehensive Zoning Ordinance (CZO). We have previously been instrumental in both the Residential Diversity Overlay (RDO) and the Arts and Cultural Overlay on Frenchmen Street. They would now like our opinion of the draft CZO and explanations of our positions.

The draft CZO allows re-zoning some corner properties from residential to commercial which will change the way our RDO works. La Peniche, Sukho Thai, and the R-Bar are all proposed zoning changes to commercial. In the months to come there will be an ongoing discussion with city officials and FMIA members and neighbors are encouraged to give their feedback.

### Speakers:

1) JEANETTE WILLIAMS: Ofc. Jeanette Williams is the Quality of Life Officer for the 8th District. Ofc. Williams did not have much new to report. The question was asked about when and whether the 8th and 5th Districts could be consolidated under the 8th District. Ofc. Williams indicated that

issues of this nature are reviewed on a quarterly basis. She advised that there are a lot of factors that go into shifting district boundaries both from an administrative but also technical perspective.

The 5th District has a new Quality of Life officer. Ofc. Victoria Guidry has been on the force for 13 years and this is her 3rd month as the new Quality of Life Officer for the 5th District. Anyone needing Ofc. Guidry's assistance is free to contact her at vsguidry@nola.gov.

2) MS. MONICA ROWAND: Monica Rowand is the Community Outreach Coordinator for NOLAwise which is run by Global Green, an association whose goal it is to foster a sustainable and ecologically secure future. NOLAwise is offering a citywide energy efficiency program to help homeowners lower their energy use while making their homes more comfortable. NOLAwise provides vetted project managers who arrange for a thorough energy assessment of your home. The project also introduces homeowners to incentives and options including low cost subsidized loans to finance energy saving projects. Their goal is a minimum of 15% improvement in energy efficiency.

Starting on January 13, 2013, NOLAwise will sponsor a Neighborhood Challenge. Team leaders will have an opportunity to reach out to residents of their neighborhoods. Each team will propose a project and an outreach plan. There will be a 60 day window period in which the team leaders will gather signatures. The team with the most households registered at the end of the 60 day period will be awarded a \$5,000 prize toward their project.

### UPDATES / COMMITTEE REPORTS

#### Committees:

Fête Marigny: Boardmember Gretchen Bomboy announced that the net profit for the Fête was approximately \$5,000.

Caroling: The date for Christmas caroling this year is Sunday, December 16th but the exact time has not been fixed yet. It will depend on whether or not the lights in Washington Square Park are repaired. If the lights remain out then the caroling will take place earlier in the day. Members will be notified by e-blast of the exact time.

Parking: Donna Wakeman announced that the committee is working on a parking survey for residents which will ask residents about their parking needs: how many cars they have, where they are kept, how and how often they are used, etc. She encourages everyone to respond to the survey. Because the City anticipates eliminating parking requirements in Historic Districts we will need to have concrete parking statistics in order to respond to the City's proposal. The committee is also working on a calculation to measure the number of parking spaces, both needed and available.

The letter that was sent to the city requesting an expansion of the Triangle's Residential Parking District (RPD) has gone unanswered. Donna reminded members that the RPD will not include commercial property. That means there will be no dedicated residential parking next to commercial establishments. However, since most of the commercial businesses are on corners and there is already a 20 foot exclusion on both sides of a corner the loss of parking spaces will be minimal.

Eighty neighbors responded to the online survey regarding the new parking garages on Elysian Fields. The survey asked what residents would like to see at the sites, in addition to parking. The results will be posted on the FMIA website. A grocery store was a popular response but it also poses other problems: deliveries, number of parking spaces required for just the store, etc.

It was mentioned that the Robert's vs. Schwegmann's dispute is finally settled. Robert's is receiving not only the building but the land as well. There will also be insurance for damage and an additional award for lost business. Everyone hoped that the Marigny would finally get a full service grocery store again.

Newsletter: Newsletter editor John Gutekunst stated that the parking garage survey results would be published in the Newsletter. He also announced the winner of the "mystery man" photo: Bruce Blew of the Junque Shop at 421 Frenchmen correctly guessed the mystery man to be Bobby Moffett. Bruce will receive discounted advertising in the Newsletter as a prize.

Washington Square Park: Marigny resident William Carter came to the November FMIA board meeting and presented the board with a bound outline of all of the issues and repairs that are needed for the park. Gretchen Bomboy stated that a leveling company had confirmed that subsidence is causing the fence and brick storage building to sink. If the subsidence is related to Hurricane Katrina, there may be FEMA funds available for the repairs. The City reportedly spent \$40,000 in 2003 for park repairs and many members found it disappointing that so much needs to be done so soon after a major repair.

Blight: A new website called Blightstatus.com allows neighbors to find out the status of blighted properties in their neighborhood. Phone calls and visits to City Hall are no longer required. The site allows individuals to pull up-to-date property information directly from the City's official records. Clicking on the property's status bar allows users to instantly see where that property stands in the blight process and what is coming next. If a property is not yet in the Code Enforcement process but should be, residents are encouraged to call 311 and ask for an inspector. Callers

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Continued on page 15

will receive a unique call number which can be used to document calls and track activity.

**Hubig's Pies:** There has been no response from the owner to the FMIA's request for information about Hubig's Pies. The empty Hubig's lot which is now open to adjacent lots is gradually being fenced in but it appears to be individual neighbors who are erecting the fences rather than Hubig's securing their own property.

**Colton School:** There are two KIPP schools scheduled to share the Colton School next year. To date there is no indication the Homer Plessy School will share space at Colton.

**Safety/Security:** There is a new volunteer for the Safety/Security Committee who will be attending NONPAC meetings.

**Zoning Committee:** The zoning committee will be refocusing on 1) the proposed Riverfront Overlay and 2) the new proposed changes to the CZO in the Marigny. The committee is starting an overall review of the zoning issues as they affect the neighborhood.

Zoning issues will come before the City Council in spring so the groundwork and comments need to be completed as soon as possible so that the City Planning Commission can consider our position and, hopefully, incorporate our recommendations. There will be an initial City Council hearing which will be followed by discussions and finally a final vote. The final vote may not take place until fall.

#### DISCUSSION TOPICS

**Riverfront Park:** A portion of the new Riverfront Park will be opening in January; in time for the Super Bowl and Mardi Gras. There will be an entrance for vehicles in the Bywater neighborhood but none in the Marigny. There will be pedestrian entrances in both Bywater and Marigny. Foundations for the Marigny pedestrian pass-over are currently under construction on South Peters Street.

In addition to the Riverfront Park construction there are also construction marks on many Marigny streets which appear to indicate future construction. Anyone wanting information on these future projects can call the Department of Public Works at (504) 658-8200. In addition all sidewalk corners will be made handicap accessible with ramps and the street tiles are to be replaced.

**Parades:** The Intergalactic Krewe of Chewbacchus will be rolling after the 'titREX parade on Saturday, January 26th at 8:00 p.m. The Krewe of Chewbacchus has a science fiction/fantasy theme and is now

headquartered in the Den of Muses in the Marigny. This year's king will be Peter Mayhew the original Chewbacca from the Star Wars movies. Throws will be handmade collectibles so beads in the streets should not be a major concern. The parade route is on the website at [www.chewbacchus.org](http://www.chewbacchus.org).

Alex Vialou reminded members that parades which start out small can grow so large that they are no longer appropriate for the neighborhood. Narrow streets with residential parking on both sides simply cannot accommodate larger parades. Clean-up after certain parades has also been a problem in the past. Alex proposed better communication between the neighborhood and the various krewes to try to avoid trash problems in the future.

#### Music:

**Siberia:** FMIA supported live music at Siberia. Because it is a conditional use, the City included 14 provisos as conditions for the permit. Siberia is to cease all music by 2 a.m., trash must be addressed and noise must be mitigated. Two requirements which seemed unreasonable were: 1) requiring 10 parking spaces (no other St. Claude lounge has this requirement) and a prohibition against go-cups. City Council is reconsidering these concerns.

**Café Istanbul:** Noise problems have continued outside the Café. A live performance venue directly beside a residential area is at the heart of the problem.

**Mimi's:** Mimi's continues to be a problem for the neighbors. They are reportedly continuing efforts at noise abatement. Neighbors need to document violations. With the proposed zoning changes in the Marigny the issue of live music will be up for discussion. If the neighborhood opposes live music in these corner venues we will likely need to put together another campaign.

Discussion continued on the gravity of the problem and its impact on neighbors' quality of life.

**Laborde Building:** There is a proposed 3 bar, 2 stage performance venue planned for 518 Frenchmen Street. The owners are coming to the December board meeting to explain their proposal.

The meeting adjourned at 8:40

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Meet the Neighbors Night — Tuesday, 12/11/12

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