

In The Matter Of:
Iberville Redevelopment Scoping Meeting

May 31, 2012

Associated Reporters, Inc.
201 St. Charles Avenue
Suite 4315
New Orleans, LA 70170
(504) 529-3355

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IBERVILLE REDEVELOPMENT

National Historical Preservation Act.(NHPA)
Section 106
and
National Environmental Policy Act (NEPA)
Scoping Meeting

The above-entitled cause came in for a
meeting at Craig Elementary School, 1428 St.
Phillip Street, New Orleans, Louisiana, on
Thursday, May 31, 2012, commencing at 6:30 p.m.

BEFORE:

TIFFENY SUIRE GALLARDO
Certified Court Reporter
In and For the State of
Louisiana

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A P P E A R A N C E S
JOSEPH ST. MARTIN, St. Martin & Associates, LLP
BRIAN LAWLOR, CITY OF NEW ORLEANS
MAGGIE MORROW, HANO
ANDREW BAQUE, Manning Architects

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REPORTER'S CERTIFICATE 77

1 P R O C E E D I N G S

2 MR. JOSEPH ST. MARTIN:

3 Good evening, everyone. My name is
4 Joseph St. Martin with St. Martin Brown
5 & Associates. I want to first thank
6 everyone for coming out this afternoon
7 and participating in this meeting.

8 Each of you should have received an
9 agenda as you came through the front
10 door. We also have two other handouts
11 that we'll be talking about throughout
12 the meeting. One, on the agenda
13 itself, on the backside of it, it talks
14 about the actual process that we're
15 going through tonight. The purpose of
16 tonight's meeting is to talk about
17 Section 106 and the NEPA process as it
18 relates to the redevelopment of the
19 Iberville Development.

20 Real briefly, our agenda tonight,
21 we'll start off with a welcome and then
22 an introduction. We have a brief
23 overview of the CNI initiative, as well
24 as a brief overview from the Housing
25 Authority of New Orleans about the

1 development itself. And then we'll
2 actually conduct a presentation for
3 about 30 minutes that talks about the
4 process that we'll be going through in
5 this initiative. And then after the
6 presentation, we'll open the floor for
7 public comments. And then after that,
8 we'll adjourn the meeting.

9 (AGENDA ITEM NO. 1)

10 So again, I want to start off by
11 welcoming everyone. My name is Joseph
12 St. Martin with St. Martin Brown &
13 Associates. We're a consulting firm
14 that's working with the Housing
15 Authority of New Orleans to actually
16 assist in the environmental and Section
17 106 review process for the Iberville
18 Development.

19 If there are any elected officials
20 in the house tonight, I would like to
21 acknowledge them at this time.

22 Okay. The folks that we have here
23 tonight. We have representation from
24 the City of New Orleans, their Office
25 of Community Development. We have

1 representation from the Housing
2 Authority of New Orleans. We also have
3 representation from the Iberville
4 Resident Working Team Group. We also
5 have representation from myself and my
6 firm and our consulting partners, U.S.
7 Risk, and Earth Search, which are the
8 consulting and engineering firm that
9 will be conducting the environmental
10 review process, as well as the
11 historical review process.

12 At this time, I'd like to turn the
13 mic over to Mr. Brian Lawlor with the
14 City of New Orleans, Office of
15 Community Development.

16 (AGENDA ITEM NO. 3)

17 MR. BRIAN LAWLOR:

18 Thank you, Joseph. Good evening,
19 everybody. On behalf of Mayor
20 Landrieu, thank you very much for
21 showing up tonight on a somewhat rainy
22 evening to participate in our
23 discussion. It's something we're
24 really excited about and have been
25 talking in many communities for over a

1 year now. And what we're looking at
2 tonight is really part of a much bigger
3 initiative. So I wanted to just give
4 you a little bit of an overview of the
5 Choice Neighborhoods Initiative that we
6 feel, and I hope you'll agree, could be
7 a great, great opportunity for New
8 Orleans.

9 New Orleans is one of five cities
10 across the country who competed for and
11 was successful in winning an award from
12 HUD. And HUD, as you know, oversees
13 HANO and housing authorities across the
14 country and has had a lot of experience
15 over the last 20 years to come back and
16 revitalizing the distressed public
17 housing. And their track record has
18 been fairly good. I think in New
19 Orleans it's been, the product has been
20 successful. But a lot of lessons have
21 been learned about public housing and
22 about public housing redevelopment that
23 are embodied in the Choice
24 Neighborhoods Initiative.

25 The biggest change I would say in

1 the Choice Neighborhoods Initiative is
2 the idea that the best way to redevelop
3 public housing is to incorporate it
4 back into the neighborhood. The
5 biggest mistake and an acknowledged
6 mistake of planners throughout the
7 country under HUD was that many public
8 housing projects were built over the
9 years inwards, meaning they were
10 isolated from the community. At the
11 time, people thought that was a nice
12 idea to have idyllic courtyards, and
13 playgrounds, and things like that.

14 But for instance in Iberville, the
15 streets were closed off. The
16 courtyards faced in, essentially shut
17 themselves out from the community. And
18 we know from experience that that's not
19 the way that good neighborhoods are
20 developed. It's not conducive to
21 public safety. It's not conducive to a
22 real sense of community. So HUD has
23 really gone through with communities
24 across the country to open them up and
25 has taken, really, the Choice

1 Neighborhoods Initiative the next step
2 was saying, why can't we recognize and
3 do the planning from the housing
4 development site outwards. In other
5 words, rather than just concentrating
6 on the on-site development, why can't
7 we do it in a way that leverages the
8 neighborhood and connects it to all
9 that's going on in the neighborhood.
10 And HUD went out across the country and
11 looked for cities that were willing to
12 do that.

13 Well, New Orleans is really a prime
14 candidate for that because there is so
15 much activity and good things happening
16 in New Orleans, particularly, in the
17 Tremé/Iberville area. We have the
18 Lafitte Greenway. We have Armstrong
19 Park reopen. We have the VA-UNC
20 Medical Center opening up again. We
21 have our Claiborne Study to decide
22 what's the best thing to do with
23 Claiborne Avenue. We have a streetcar
24 line going. Those are the types of
25 things that -- and we have - I

1 forgotten the most important part. We
2 have new schools being rehabbed just
3 like we're in tonight across the
4 neighborhood. And wouldn't it be a
5 great thing if all of us who are
6 involved in those diversified products
7 and projects sat down together and
8 really planned what's the best way to
9 do this development in a way that links
10 them all together.

11 And that's what Choice
12 Neighborhoods is. It's an opportunity.
13 We are very ambitious, as we know, in
14 New Orleans we don't like to do
15 anything easy or small.

16 HUD has made new requirements that
17 we think are smart that make sense
18 about how to do public housing
19 redevelopment. One is: When you tear
20 down a unit or eliminate a unit, you
21 have to replace that unit, not give
22 someone a voucher and send them off
23 somewhere. It's one for one
24 replacement of every unit that is
25 onsite now.

1 Also, there's a requirement of a
2 community engagement process, which
3 this is a small part of. We are
4 engaged in a larger community
5 engagement process, also, that you're
6 invited to participate.

7 But most importantly, it was
8 probably essential that it be a plan
9 and a thought and a design that
10 included the residents of the public
11 housing development. And we really
12 have benefitted to a great extent from
13 the participation of the Iberville
14 residents that are represented here
15 tonight. They are an impressive group
16 of people and committed and engaged.
17 And in fact, one of the residents is
18 one of the designers of our brochures,
19 has worked at the architectural
20 division, and really has shown promise
21 and embodied what Choice Neighborhoods
22 is all about.

23 So we're very excited about it
24 tonight. We're really at this point
25 and time given pretty specific review.

1 Our first undertaking, really, is
2 taking a look at the site itself and
3 looking at how is the best way to
4 develop that to meet those targets that
5 HUD has been in place for us.

6 So I'm going to turn it over to my
7 colleague, Maggie Morrow, from HANO to
8 talk about our ideas and goals are for
9 redeveloping that site.

10 (AGENDA ITEM NO. 4)

11 MS. MAGGIE MARROW:

12 Thank you, Brian. I'm Maggie
13 Morrow with the Housing Authority of
14 New Orleans. I just want to keep it
15 short and sweet because we're going to
16 get to the meat of the presentation
17 here in a minute. But I wanted to give
18 you a little bit of a history about
19 Iberville and the reasons why we are
20 undertaking this project.

21 So Iberville is the last
22 conventional public housing development
23 in New Orleans. It has 821 dwelling
24 units that are about half-occupied
25 right now. So it's falling into

1 various stages of disrepair. So Choice
2 Neighborhoods is the perfect
3 opportunity to revitalize the site and
4 bring back as much public housing as
5 possible so we can improve the quality
6 of life and maintain the residents that
7 are there.

8 So as we've been going through this
9 process, we've really been guided by
10 several key principles. And one is to
11 keep as many public housing residents
12 on-site as possible. As Brian
13 mentioned, in past redevelopment
14 opportunities, a lot of times that
15 doesn't happen and people end up not
16 having the opportunity to return to
17 their communities. So that was really
18 guiding principle that we said we're
19 not going to do here at Iberville.

20 The second thing that we wanted to
21 do was retain the historical character
22 of the site. And that was actually a
23 major requirement that the residents
24 had. Because, obviously, they really
25 like the look of they buildings,

1 although the functionality was not up
2 to par. And so we have looked at ways
3 we can keep as much of the historical
4 buildings on-site, while at the same
5 time bring in enough units so we can
6 really have a true community and have
7 as much public housing on-site as
8 possible.

9 So we have a great architectural
10 team, and Manning Architects is going
11 to walk you through some of this later.
12 But we've gone through a process where
13 we're really trying to weigh and
14 balance all of the needs and the wants
15 and desires, historic preservation, and
16 public housing, and opening up the
17 street grid, and really reconnecting
18 the Iberville development with the rest
19 of the community.

20 We've come up with some scenarios
21 and options for how we can do that that
22 meets the most of our needs. And we're
23 going to talk to you about that later
24 this evening. So we're really glad you
25 guys are here and thank you for coming.

1 We really hope to get some great
2 comments. Thanks.

3 (AGENDA ITEM NO. 5)

4 MR. JOSEPH ST. MARTIN:

5 So again, as Brian pointed out, the
6 purpose of tonight's meeting is for a
7 specific task. As he pointed out, HUD
8 has put some regulations in as part of
9 the CNI process. And it's actually
10 good regulations because it affords the
11 public the opportunity to truly have
12 input in the decision making process.
13 We all know that you are the true
14 stakeholders and individuals who
15 benefit from the development and
16 redevelopment of a property are the
17 people that live, work, and sleep in
18 these communities.

19 So what this process does is it
20 opens it up to the public so that the
21 public can have a chance to provide
22 their input and their comments
23 throughout the review process.

24 So the purpose of today's meeting
25 is to discuss the purpose and the needs

1 of the project. More specifically,
2 we're going to describe the Section 106
3 process. And the 106 process is part
4 of the National Historic Preservation
5 Act. What this process does is it
6 actually allows the public to be
7 involved in a review of any effects,
8 adverse effects, that can potentially
9 be evaluated for the historical review
10 of the property. So one of the things
11 we want to look at is the architectural
12 styles of the building, the history of
13 the site, the history of the
14 surrounding elements around the site.
15 And then all those items are going to
16 be evaluated and considered as part of
17 the data side of the project to help in
18 the decision making process.

19 We're also going to be talking
20 specifically about the NEPA process.
21 And the NEPA process is part of the
22 National Environmental Policy Act. And
23 what that does is it speaks more
24 specifically to the environmental
25 effects of the site. So we're going to

1 be looking at specific elements from an
2 environmental standpoint.

3 Once we go through that, we're
4 going to take that information that's
5 going to help in developing proposed
6 alternatives on how the site can be
7 redeveloped. Again, this is additional
8 data that will help in the decision
9 making process.

10 Once we have that information
11 together, we'll put it together in a
12 schedule. And then we're going to
13 allow you guys to have the opportunity
14 to provide comments about the process
15 and ask any questions about the
16 process.

17 This is a public meeting; so we do
18 have some rules for the public comment
19 process. We're going to ask that you
20 hold all your questions to the end of
21 the presentation. Anybody that wants
22 to speak, each of you were handed a
23 comment card when you came in. We're
24 going to ask that you fill that comment
25 card out when we bring it up to the

1 podium. All those who don't want to
2 speak tonight, we still encourage you
3 to provide comments, and we'll have a
4 drop box at the door when everyone
5 leaves out to leave those comment cards
6 behind.

7 All comments and questions are
8 going to be recorded because this is a
9 public meeting. So we're going to ask
10 that you clearly state your name, your
11 address, and your comment so it can be
12 recorded properly.

13 We're going to allow each speaker
14 two minutes to speak. We're going to
15 ask that you be courteous. We have
16 someone that will notify us when one
17 minute has passed, and then we'll also
18 notify you when the second minute has
19 passed.

20 The map that I have in front of us
21 right now is actually the project area,
22 the proposed project area. We can see
23 the area is divided by Claiborne Avenue
24 to the north, Canal Street to the west,
25 Basin to the south, and Orleans Avenue

1 to the east side.

2 The project partners that are
3 involved in this project are the City
4 of New Orleans. They were one of five
5 cities that applied for the grant.
6 They were successful and won the grant.
7 They're in partnership with HUD, the
8 Department of Housing and Urban
9 Development. Locally, HANO is a
10 partner. And the Iberville
11 Revitalization Company, IRC, they're
12 also are partners in the project as
13 well.

14 The purpose and the need for this
15 particular process is: One, to look at
16 how we can effectively rehabilitate
17 public housing. As Maggie pointed out,
18 the goal is to try to keep as much
19 public housing as possible and to
20 encourage residents to come back to the
21 site. But what we need to do as we
22 evaluate that is, obviously, these
23 buildings were built in the early
24 1900s. How do we conform them to
25 modern day code requirements. We also

1 want to look at how do we effectively
2 redistribute the configuration of
3 public housing. The purpose is that we
4 want to make sure we retain the
5 concentration of low income residents
6 and truly do an integration of mixed
7 income neighborhoods.

8 And then, lastly, we have the
9 opportunity of looking at additional
10 retail services that can be brought in
11 to help support the neighborhood.

12 This next map that we have is
13 actually what's call the APE landmark
14 map. And APE stands for the Area of
15 Potential Effect. So what we're doing
16 as we're evaluating the 106 and NEPA
17 process, we're looking at what historic
18 landmarks and what items are within the
19 proximity of the development or the
20 proposed project area that potentially
21 could be affected.

22 So this map, which is a handout you
23 should have received when you walked
24 in, actually shows the development in
25 the project area in yellow. And then

1 the color-coded dots indicate what are
2 the New Orleans designated landmarks.
3 And then the yellow indicates the
4 individually listed national historic
5 properties.

6 So on the back side of that map,
7 there's actually a key code that gives
8 the name and description of what that
9 property is in relation to the
10 development. For example, some of the
11 designated landmarks, New Orleans
12 landmarks are the Saenger Theater, the
13 Grace United Methodist Church, St.
14 Joseph Church, St. Augustin Roman
15 Catholic Church. Some of the historic
16 properties listed are the Jung Hotel,
17 Hope House, Perseverance House, St.
18 James AME Church. And one of the
19 closest and most recognizable ones are
20 St. Louis Cemetery No. 1 and St. Louis
21 Cemetery No. 2.

22 So what is Section 106 process.
23 The Section 106 process actually
24 evolves in four different stages. The
25 first stage is to first initiate the

1 Section 106 process, which is part of
2 what we're doing tonight. We kind of
3 started this process where we first
4 established what the undertaking was.
5 That's what the project area map is.
6 Then we identify who are the
7 representatives from the state historic
8 preservation office, as well as the
9 (inaudible). Once we advised them of
10 the undertaking and the project, we sit
11 down and develop, okay, what's the plan
12 to how we involve the public in this
13 process, which is part of the reason
14 why we're here today tonight.

15 And then once we do that, we
16 identify other consulting parties that
17 are critical to the process. Once
18 that's been done, the next step is to
19 identify historic properties. We
20 obviously know that the Iberville
21 Development has some historical ties
22 surrounding it, even though the
23 property is not on the historical
24 register. There are some elements that
25 we have to look at as we evaluate the

1 ties to historical properties.

2 So once we do that, we first try to
3 determine what the scope of the efforts
4 are. We identify what the historic
5 properties are. We evaluate what the
6 historical significance is. And as
7 we're doing that, we want the public to
8 be aware what those items are so that
9 they can collectively help in the
10 decision making process.

11 The next step is, once we've done
12 that, we look at, okay, are there any
13 adverse effects that have to be
14 evaluated that will help in the
15 decision making process. So again,
16 what this does is it allows us the
17 opportunity to truly bring the facts to
18 the table. Anytime you have a
19 redevelopment project, what helps in
20 the decision-making process is when you
21 can have data in front of you that can
22 actually help you make the facts and
23 guide the decision making process.

24 And if there are any adverse
25 effects that are resolved or come out

1 of the process, then we have to develop
2 a plan on how we would react to those
3 adverse effects. So in a nutshell,
4 that's kind of the overview of what
5 happens in the Section 106 process.
6 Again, it's really to focus on the
7 historical review and historical
8 elements of the project redevelopment.

9 So what's the status of the Section
10 106? The consultation process is
11 ongoing. We had a couple of meetings
12 with the consulting parties already.
13 We're now engaging the public in the
14 process. And we will have this
15 information available to the public for
16 review. But we've had several meetings
17 with the State Historic Preservation
18 Office, with the Indian Tribes, with
19 the resident group, with several key
20 stakeholders in the community to talk
21 about this process.

22 And what we want to do is assess
23 what the different levels of impacts
24 are. Again, from the historical side,
25 we're really looking at are three

1 critical elements: What is the
2 archeology? We mentioned that the site
3 is bounded by St. Louis Cemetery 1 and
4 2. So obviously there's some
5 archeological concerns that we have to
6 evaluate and look into. The
7 architecture of the buildings. Again,
8 these buildings were built in the WPA
9 area. So we want to look at what the
10 significance is for the architecture of
11 the building. And then, again, the
12 cemetery side of it. We want to be
13 cognizant of the adjacent cemeteries.
14 We don't want to disturb anything that
15 may have historical significance. We
16 want be sensitive to that.

17 And once we go through that
18 process, what's going to come out of it
19 is we're going to develop what's called
20 a Programmatic Agreement. And what
21 that agreement does is it kind of sets
22 the framework on what are the
23 guidelines on how you address these
24 things as they come about throughout
25 the 106 process. So if there are

1 certain archeological concerns that are
2 found, this programmatic agreement will
3 indicate how do you address that, how
4 do you excavate the soil in a method
5 that doesn't disturb the ground to
6 where it takes away its historical
7 significance. So those are some of the
8 things that will come out of the
9 programmatic agreement once it's
10 completed.

11 All right. The next major section
12 that we're going to talk about is the
13 NEPA process. The NEPA process
14 evaluates the environmental side of it.
15 Basically, what NEPA is is the National
16 Environmental Policy Act. And it
17 requires any federal agency to evaluate
18 the potential of any environmental
19 impact as it affects the area. Again,
20 these are federal funds that are being
21 tied to this project. So we need to
22 ensure that we adhere to the
23 guidelines.

24 So what happens in a NEPA process?
25 Basically, we do several layers of

1 information gathering. We honestly
2 want to have as much public comment and
3 input as possible throughout the
4 process. We want to be able to
5 generate the data that we can inform
6 the community of to help in making the
7 decision making process. We
8 communicate, we work with social state
9 and local agencies. We look at
10 previous studies that have bene done of
11 the site. The Iberville site was
12 previously studied a few years back.
13 There were some environmental concerns
14 that were notified at that time. So we
15 look at all of those different elements
16 through the NEPA process.

17 We do site specific studies. We do
18 soil borings. We do ground samples. We
19 do air testing. We do various
20 different elements of site studies to
21 help in the decision making process.
22 We communicate with any permitting
23 agency that may be affected or may have
24 some say in the redevelopment of the
25 property. We look at how social

1 services are affected. We also look at
2 the community organizations and how
3 they are affected in this. And really,
4 the end of this is that we really want
5 to engage the public and make sure that
6 we have a clear and concise
7 coordination with the community.

8 What's an Environmental Assessment?

9 What comes out of the NEPA process is
10 an Environmental Assessment report that
11 we generate. The Environmental
12 Assessment, basically, identifies any
13 environmental effects that will happen
14 on a federal action. All this is done
15 prior to the decision making efforts.
16 And the reason why it's done is
17 because, again, we want to have this
18 information to be a tool as we further
19 evaluate the alternative that can be
20 developed or redeveloping the site.

21 And once we go through this
22 process, the key is that we're looking
23 for ways to avoid, minimize, and
24 mitigate any impacts that potentially
25 can happen to the site. We don't want

1 to just make blind judgment. We want
2 to look at how we can effectively take
3 this information and avoid, minimize,
4 and mitigate any impact that may arise.

5 And then finally we want to analyze
6 any potential impact that the resource
7 areas we have. And I mentioned earlier
8 about the different studies and the
9 tests that are being done. Some of the
10 ones, for example, we're going to
11 evaluate air, water, waste. I want to
12 look at how the flood plain is affected
13 by the redevelopment. Obviously, any
14 time you have construction activities,
15 there's tract, there's noise impacts.
16 All of these things are considered in
17 evaluating in the process.

18 Once we have all of this
19 information, that arrives us to the
20 point where we can develop alternative
21 analysis. And basically, there are
22 four different analysis that come out
23 of this process. The first would be,
24 okay, we have no action at all. We
25 don't do anything with the development

1 at all. The second would be to
2 rehabilitate the properly only. The
3 third would be complete demolition and
4 reconstruction. The fourth would be an
5 integration of rehabilitation and
6 demolition. These are different
7 options that can come out of the
8 process.

9 But again, these things won't be
10 evaluated until we've had the
11 opportunity to get feedback from the
12 public, look at all the facts and
13 information and data that comes out of
14 the 106 and the NEPA process.

15 So when we look at the integration
16 of rehabilitation and demolition, we
17 look at what's the consideration of
18 existing buildings. We look at how we
19 can preserve the existing community
20 footprint. And then what impact will
21 it have to any view scapes if there are
22 changes.

23 And at this point, I'm going to
24 bring up Andrew BAque with Manning
25 Architects to talk about some of the

1 alternatives that were developed
2 through a planning process that was
3 done with the residents.

4 MR. ANDREW BAQUE:

5 Thank you, Joe. As he said, my
6 name is Andrew Baque with Manning
7 Architects. We're part of the team to
8 look at what might be some of the best
9 strategies to consider for the
10 Iberville Redevelopment.

11 What you're going to see next are
12 basically five alternatives. The first
13 two alternatives consider keeping the
14 exterior of the buildings where they
15 are in addition to the interior. The
16 next three look at what if we just
17 start from scratch. The last two says,
18 let's incorporate some preservation
19 strategies with some new planning
20 principles and see what can happen.

21 So what these will illustrate are
22 some layouts. It's an investigation
23 and something to put on paper so that
24 we have this conversation with you.

25 So the first one is status quo.

1 This one simply says, this is what's
2 there today. This is the site. This
3 is Basin Street here. This is
4 Iberville, Robertson, and St. Louis
5 here. This is St. Louis No. 1 Cemetery
6 and St. Louis No. 2 is across the top.
7 This illustration actually comes from
8 the original set of working drawings
9 for this project. This was the site
10 plan that was generated as part of the
11 redevelopment of the project. So we're
12 using this to sort of confirm,
13 actually, what is there today. So
14 again, there are currently 821 units
15 on-site. And this one says, no
16 renovation to the exterior, nothing to
17 the interior, status quo.

18 This alternative looks exactly the
19 same from the outside. The difference
20 is there's complete renovation of the
21 interior space. And what this
22 alternative does is that it says what
23 if we simply go in and gut the
24 interiors of the buildings and bring it
25 up to current standards. In this case,

1 what we looked at is how to take that
2 interior envelope and invert it to new
3 standards. So, fundamentally, what it
4 means is that you increase the size of
5 the units. And so that's why you see
6 from the first scheme, from Alternative
7 1, the 821 units, to Alternative 2 of
8 548 units. HUD has a minimum standard
9 for apartment sizes. So we use those
10 standards for one, two, and three-
11 bedroom units. And that's how we
12 arrived at the 548 unit count for
13 Alternative 2.

14 This is a concept of what starting
15 from scratch could look like employing
16 some of the planning principles that
17 you heard earlier. One of the primary
18 principles is the extension of the grid
19 through the site. And what you can see
20 here are the streets. This is what it
21 would look like if you simply extended
22 the streets. That grid forms a series
23 of city blocks. You can see here. And
24 this case, it's about ten city blocks
25 that are reestablished within the

1 landscape.

2 Again, this scheme we say, what if
3 all the buildings go away. How could
4 you backfill the site. What we do here
5 is employ the principles, some of the
6 new planning principles that you heard
7 spoken about earlier. In the extension
8 of the street what's most important
9 about that is trying to create
10 defensible space. Much of what has
11 been talked about so far is that in the
12 day when Iberville was built, it was an
13 experiment in terms of creating the
14 living environments.

15 What we learned from that exercise
16 is that we lose this sort of sense of
17 defensible space. And what that means
18 is this. As these streets are extended
19 through the site, it's creating
20 environments that are clearly public
21 and clearly private. And in this case
22 what happens is that the streets become
23 the public environment. And the core
24 of the block becomes a bad environment.
25 That's where you park. That's where,

1 in some cases you can have some public
2 space, but that's protected, and that's
3 private. The streets become the public
4 space.

5 Around the perimeter of the block
6 is where you align new buildings, those
7 buildings from the street. You're
8 creating essentially the classic New
9 Orleans grid, the classic New Orleans
10 environment where residential
11 structures face the street. And in
12 this case, you have windows from the
13 buildings onto the street is what we
14 refer to as eyes on the street. And
15 also you have that in the back of the
16 building. That creates this idea of
17 defensible space.

18 Another primary concept of planning
19 principle that was employed here was
20 this idea from HUD of replaceable units
21 and placing those units on-site. When
22 we met with the residents, one of their
23 objectives, initially, was to allow as
24 many of the residents to come back to
25 the site. When you look at the

1 replacement requirement of a mixed
2 income community, it means you have
3 1/3 public housing, 1/3 workforce
4 housing, and 1/3 market rate.

5 The residents wanted to maximize
6 the amount of returning residents.
7 That would be almost 400 units. Fold
8 that into the equation, you have about
9 1,200 units on-site. So we started
10 claiming that out. You end up with
11 really small buildings on this site.
12 This is only 23 acres. If you started
13 putting 1,200 units on-site, you ended
14 up with six to seven-story buildings.

15 That created another principle,
16 which is a height limit. So we started
17 exploring what might be some
18 appropriate height limits. We came up
19 with a balance between 300 replacement
20 units on-site, which using 1/3, 1/3,
21 1/3 equation means 900 units on-site.
22 And with that, we were able to achieve
23 a four-story height limit. So in a
24 scheme like this, as conceptual as it
25 is, it takes into consideration those

1 300 replacement units, and it gets us
2 up to a unit count of about 900 units
3 on-site.

4 The next two alternatives employ
5 another set of principles on top of
6 those planning principles, and it has
7 to deal with preservation. This
8 particular scheme adopted a concept of
9 preservation. It said that there were
10 three elements out in this existing
11 environment which creates this place,
12 creates the memory of this place: the
13 beautiful oak trees, the open space,
14 the public space that's there, and the
15 architecture, the buildings themselves.
16 The three things combined make the
17 place.

18 So this particular concept adopts
19 the strategy of a place-based
20 preservation strategy. What it says is
21 that we will look at preserving all
22 three of these elements together as a
23 cohesive environment. And so that when
24 we worked with the - and also, it's
25 that planning strategy combined with

1 the extension of streets, four-story
2 cap, 300 units, employing all of that.
3 And what we ended up with was this
4 scheme right here where Marais Street
5 and Bienville Street end up being the
6 places that once the grid is extended
7 through the site, that enables the
8 preservation cohesive environments or a
9 place-based strategy.

10 And in this scheme we were able to
11 achieve the 913 or 900 or so
12 replacement units. It incorporates the
13 strategy for a community center, some
14 public space outside. Everyone of
15 these schemes takes into consideration
16 that the larger public space for this
17 development would be borrowed from the
18 Lafitte Greenway extension. So that
19 becomes a larger recreational amenity
20 which is one block away in this area
21 right here, and it becomes a larger
22 amenity for public open space for the
23 project.

24 The next strategy is a variation of
25 that. This one says, what if we try to

1 save as many buildings as possible,
2 buildings that sort of withstand the
3 extension of the streets and remain in
4 the landscape that are not affected by
5 the extension of these streets and
6 still allow you to develop the site in
7 a defensible way.

8 And this strategy what it does is
9 that it employs the strategy of the
10 place-based. You still have the
11 buildings preserved in these two
12 corridors, but it adds eight more
13 buildings, one here, one here, these
14 two buildings, these two buildings down
15 here, building here, and one here.

16 So in this strategy, when you
17 extend the streets, you create the
18 blocks that enable you to put buildings
19 around it and create defensible space,
20 parking in the core. You end up with
21 additional buildings. The effect of
22 this scheme in preserving more
23 buildings is simply just a reduction of
24 units. Behind that is that the
25 existing buildings are smaller, less

1 dense building (inaudible). So when
2 you preserve more of those buildings,
3 you have fewer units that you can
4 actually fit on site with the 300
5 replacement and also four-story cap.

6 So these strategies again were
7 adopted with the assistance of the
8 residents in conversation with them and
9 employing the standards and guidelines
10 from HUD and employing Best Practice
11 planning principles combined with
12 preservation strategies.

13 MR. JOSEPH ST. MARTIN:

14 Thank you, Andrew. All right. So
15 what did that lead us to. Basically,
16 once we go through this environmental
17 assessment process and 106 and NEPA,
18 we're going to have a series of
19 additional public meetings where we get
20 public input. Again, the purpose of
21 tonight's meeting is to begin the
22 engagement with the community to start
23 getting feedback on some of the ideas
24 and concepts that are being presented.

25 Again, the concept that has been

1 presented are a talking point. These
2 things are not done. They're not set
3 in stone. This is to engage comment
4 and public feedback. Again, we want to
5 invite you to provide as much feedback
6 as possible. For those who have
7 friends that aren't in the room
8 tonight, we want you to reach out to
9 those individuals as well.

10 Because the next steps after we've
11 done this initial public scoping
12 meeting is to take the information
13 through the 106 and the NEPA process
14 and put together a draft of the
15 environmental assessment. That will be
16 available for public review. I'll
17 mention a website that we have
18 available later on and a presentation
19 when that information is made
20 available. And then we're going to
21 have another public meeting.

22 And basically, what we're going to
23 do is that we're going to take the
24 comments that we get from tonight and
25 over the next several weeks and pass

1 that information on to the planners as
2 they evolve and they develop additional
3 alternatives. Again, this is the
4 opportunity for you to provide feedback
5 and comments so we can provide
6 additional alternatives. We'll have
7 the next public meeting. And then once
8 we have that next public meeting, we'll
9 take that information, the feedback
10 from that, and then develop a final
11 version of an environmental assessment.

12 In regards to the 106 and the NEPA
13 process, as we stated, we have the
14 issue of 106 consultation meeting.
15 We've had a series of those meetings
16 with several of the consulting parties
17 that are involved in the project. We
18 continue to have ongoing consultation.
19 We invite those who are here tonight.
20 If you'd like to be part of that
21 consultation, we like for you to
22 include that on your comment, and we'll
23 see how we can have you guys provided
24 in that process. And then again, what
25 comes out of that at the end of the day

1 .is the development of a programmatic
2 agreement. Again, that agreement a lot
3 of the times set the framework of how
4 we're going to deal with the historical
5 impacts or effects if there are any
6 they can identify.

7 (AGENDA ITEM NO. 6 - PUBLIC COMMENTS)

8 At this time, what I want to do is
9 open the floor to public comment.
10 Again, I want to go over the ground
11 rules for the public comments. We're
12 going to allow two minutes for each
13 person to come up and speak. We have
14 box at the podium for you to leave your
15 comment behind if you do decide to come
16 up and speak. For those who don't want
17 to publically speak, feel free to fill
18 out your comment and leave that at the
19 exit as you're leaving out.

20 Again, because this is being
21 recorded, we'd like for those who come
22 up to the mic to state your name, your
23 address, and what your comment is, and
24 we welcome all commentary at this time.

25 And if anybody leaves before the

1 comment period is over, your handout
2 has this information as well. But this
3 is where you can provide your comments
4 in writing. We want to be accepting
5 comments until June 15 at 4:00 p.m. If
6 you want to submit it by mail, this is
7 the address that you send it to. You
8 send it to the City of New Orleans at
9 1340 Poydras Street, 10th Floor,
10 Attention: Shirley Smith, who's the
11 Director of Environmental Compliance.
12 If you want to submit it
13 electronically, there is a website
14 that's been set up for the project.
15 It's www.cnineworleans.org.

16 Again, this information is
17 available on that handout you received
18 when you came in. We brought plenty
19 handouts for tonight. So if you didn't
20 pick up one coming in, feel free to
21 pick up one going out. And then as
22 well if you want to drop of comments in
23 person, you can do it as well at City
24 Hall.

25 So again, I'd like to open the

1 floor to public comment.

2 UNKNOWN AUDIENCE MEMBER:

3 You skipped over an item on your
4 agenda. You said we were going to hear
5 before public comments the project
6 schedule. I didn't hear anything about
7 that.

8 MR. JOSEPH ST. MARTIN:

9 Well, that's what this is, the
10 tentative project schedule.

11 UNKNOWN AUDIENCE MEMBER:

12 I thought there was going to be
13 some dates.

14 MR. JOSEPH ST. MARTIN:

15 No. This is not the project
16 schedule for the overall development.
17 Again, this particular meeting that
18 we're having is very specific for 106
19 and NEPA. So this schedule that we're
20 talking about is not the overall
21 project schedule. It's the schedule as
22 it relates to the environmental review
23 as well as the historic review.

24 MR. MIKE HOWELLS:

25 My name is Mike Howells with

1 (inaudible) for Iberville. And I saw
2 the different alternatives. The one
3 that we would favor would be
4 Alternative No. 1, where on the
5 condition that all 821 units devoted to
6 public housing. We see Iberville as a
7 perfect location when it comes to jobs.
8 People can walk to where the jobs are,
9 which is in the French Quarter and at
10 the CBD.

11 In addition, there are a lot of
12 irregularities, like, with elections
13 and that that have happened. That can
14 be easily documented. It calls into
15 question what kind of representation
16 the residents have had, and that should
17 be considered.

18 As far as the architecture, we have
19 -- basically, the architecture at
20 Iberville is not all unlike the
21 architecture in the Jackson Square. I
22 work in Jackson Square, and I know that
23 as far as public appeal, that
24 architecture has a great deal of
25 appeal. And most everyone that I know

1 certainly thinks of the buildings as
2 being beautiful. But what I think is
3 most important is that these buildings
4 provide affordable housing.

5 I think the 1/3, 1/3, 1/3 formula
6 is totally out of line with the needs
7 that New Orleans have. We have
8 thousands and thousands of homeless
9 people. And if we knock down the
10 number of public housing units, that
11 will affect, not only the access of
12 public housing, but it will also drive
13 up the cost of rental units around the
14 development and will make it even more
15 difficult for working class people who,
16 say, move to Treme or some of the
17 surrounding areas to live there.

18 So I reiterate, I think if you look
19 from a human rights perspective, but
20 alternative No. 1 is what counts. And
21 history will judge all of this, what's
22 happened since Katrina. And this
23 should be in line with a more favorable
24 view of respecting human rights.

25 MR. JOSEPH ST. MARTIN:

1 Any additional comments? Again,
2 please state your name.

3 MS. JANET HAYES:

4 Hello. My name is Janet Hayes. I
5 actually live in the Mid-city area and
6 justice advocate. And I have a
7 question. I also have a comment, but I
8 want the residents from Iberville who
9 live in Iberville to speak first. I'm
10 not sure how many of you are here. If
11 you can put up your hands, if you
12 would, to see how many people are here
13 that are actually living in the
14 development.

15 They didn't know about the meeting?

16 UNKNOWN AUDIENCE MEMBER:

17 No. They did not know about the
18 meeting. The meeting came on the news
19 at 12 o'clock today. I live here. And
20 if there was going to be a meeting, it
21 should have been told to us earlier.

22 (Inaudible phrase.)

23 MR. JOSEPH ST. MARTIN:

24 Again, because this is being
25 recorded, we want to get everybody's

1 comment adequately included into the
2 record. So again, we just ask that you
3 adhere to the ground rules. And if you
4 want to speak, fill out a comment card
5 and come forward. We are taking all
6 comments.

7 MS. JANET HAYES:

8 Just for clarification. I'm
9 wondering about the impact zone. From
10 what I understand, Iberville/Treme,
11 when you go the 1/3, 1/3, 1/3 plan, and
12 you need one to one replacement, that
13 means that you're going to have to
14 build some housing units outside of the
15 actual Iberville footprint itself and
16 drop those houses into other parts of
17 Treme area or wherever they're going to
18 go.

19 And I'm just wondering what kind of
20 funding and money is available to build
21 those kinds of structures, and are you
22 considering that whole area as the
23 impact zone or just the footprint of
24 the impact zone? Because I would think
25 that the rest of the Iberville area

1 will be impacted if you're going to be
2 building 500 plus more houses somewhere
3 else, other than in the actual
4 footprint.

5 MR. JOSEPH ST. MARTIN:

6 Okay. Thank you. You can fill out
7 your comment card and drop it off, we
8 appreciate that as well. In reference
9 to the answer about the overall
10 development, there are actually two
11 different project areas. The map that
12 we showed earlier, this project area
13 shows, the area in yellow is actually
14 the proposed on-site development in
15 conjunction with the potential
16 development at the old RV lot and the
17 Winn Dixie lot. The alternative -
18 this line right here represents the
19 existing development.

20 And then we're also looking at
21 opportunities for an adjacent RV lot
22 and the Winn Dixie lot for housing.
23 But the plan that was presented this
24 afternoon only references the units on
25 the on-site development. So this

1 process is allowing us to get public
2 input. And we're going to continue to
3 evaluate these items as the comments
4 come in on how the redevelopment of the
5 site will come.

6 UNKNOWN AUDIENCE MEMBER:

7 You remember St. Thomas was
8 converted. Question. Are you familiar
9 with how that development came about?

10 MR. JOSEPH ST. MARTIN:

11 I'm familiar with it. But the
12 purpose of this meeting is to talk
13 about 106 and NEPA.

14 UNKNOWN AUDIENCE MEMBER:

15 Right. I understand that. The
16 reason I brought that out, bouncing off
17 what Janet said, I think there was a
18 promise for some off-site developments
19 because of the 1/3, 1/3, 1/3. And I
20 don't know if those developments ever
21 incurred or happened.

22 And as far as the street grid
23 you're talking about, you know, some of
24 the old units at St. Thomas were
25 rebuilt. You're aware of that, Right?

1 I know that's not what we're here to
2 talk about, but there are things.
3 Okay. And they did a beautiful job on
4 those.

5 And why couldn't you preserve the
6 buildings and still do the streets,
7 open up the street grids?

8 MR. JOSEPH ST. MARTIN:

9 Again, the purpose of the meeting
10 tonight is to bring these comments out
11 to help evaluate on how to make the
12 decisions on the redevelopment. Again,
13 these alternatives are not set in
14 stone. They're only there to start
15 discussions. So again, we invite you
16 to make these comments because these
17 are the things we're going to take into
18 consideration as further alternatives
19 of development.

20 MS. SHARON JASPER:

21 Good evening. My name is Sharon
22 Jasper, housing advocate, also, former
23 resident of St. Bernard Housing
24 Development. I would like to know how
25 many residents of Iberville have input

1 on what you're doing? Are they aware
2 of what's going on?

3 You said you have met with them, or
4 did you meet with appointed resident
5 leaders that are making decisions for
6 these residents that don't know
7 anything about it. Because this is
8 what I found have been done in the
9 past. And I don't want to see these
10 people, these residents go through the
11 same thing that the other housing
12 developments are going through.

13 We have less housing and more
14 homeless people. And decisions are
15 being made without the residents, and
16 that's my biggest concern right now.
17 We are homeless. You are taking away.
18 We have more housing, but you're not
19 letting people come back to their
20 communities. And we have more people
21 that are homeless because you're
22 building less housing.

23 So tell me what are you doing? We
24 need to know because I'm just tired of
25 going to these meetings and watching

1 the destruction of families today. And
2 this is what it's about: crime,
3 corruption, and families that these
4 rich politicians are making and
5 destroying our lives. It's very
6 destructive. The leadership in this
7 city is not doing anything but
8 destroying homes and families. I want
9 to know when you're going to handle
10 that.

11 MR. JOSEPH ST. MARTIN:

12 In regards to the specific question
13 about meeting with the residents. The
14 purpose of what we're doing right now
15 is not on that side. We are solely
16 evaluating the historical impact to the
17 development and the environmental
18 impact. Now, there were a series of
19 other meetings that were conducted with
20 the residents. We'll take any comment
21 and see if we can find that answer out.
22 But the forum of what we're doing at
23 this point is to evaluate the historic
24 side of it, as well as the
25 environmental side.

1 So I'll see if we can't find that
2 answer for you. And if you can fill
3 out a comment card, we'll see what we
4 can do to address that question.

5 MS. SHARON JASPER:

6 The next meeting you're talking
7 about, the public meeting? A lot of
8 people that didn't know about this
9 meeting. This is why we don't have
10 hardly no residents because I just
11 found out about it myself. So we'd
12 like to know as soon as you have
13 another meeting.

14 MR. JOSEPH ST. MARTIN:

15 Okay. The next meeting date has
16 not been set. We're going to do an
17 extensive outreach to ensure that we
18 have adequate representation. In
19 regards to the outreach that was done,
20 we provided it in The Times Picayune as
21 a public Notice. There was an effort
22 to actually canvass the neighborhood
23 where individuals went door to door
24 with flyers last week to indicate to
25 people in the community about the

1 meeting.

2 But we're going to make a more
3 conscious effort moving forward to
4 ensure that we have clear
5 representation from as many people in
6 the process. Because, truly, you guys
7 are the stakeholders, and we want your
8 input in this process.

9 MR. EUGENE BABIN:

10 My name is Eugene Babin. I'm an
11 architect. And I live did the work
12 with the FEMA infrastructure. We did
13 all that for the City of New Orleans
14 with Mayor Ray Nagin. I now live most
15 of you live in New Orleans. I've been
16 coming to these meetings. And I'm kind
17 of respectful of what the learned lady
18 said over here. I just basically found
19 out about this meeting, I think, about
20 the same time as you found out.

21 If we're going to have a process
22 that basically addressed environmental
23 justice issues that addresses concerns
24 of citizens who live in Treme in a city
25 that has over five universities, a lot

1 of professional service firms, I think
2 the residents are counseled or whoever
3 the representatives are on this
4 particular part of the city need to be
5 at the table. We need to have input
6 from professional service firms that
7 basically have the same kind of
8 concerns that you have. And the group
9 that represents Treme here. It is
10 through this process that we basically
11 begin to get an ingredient that not
12 only serves the issues that are
13 challenging to people who live in Treme
14 and other people who basically are
15 looking at using this as a model of
16 putting additional housing in the city.

17 My question is: Since you are
18 consulting, is your group looking at
19 this particular device, this particular
20 mechanism that this learned lady just
21 talked about being put on the table so
22 that we do not continue to have this
23 particular challenges.

24 Because I don't think that we need
25 to find out about a meeting a day

1 before the meeting happens. I'm not
2 putting that on your doorstep. I think
3 a better effort has to be put forth by
4 the City of New Orleans.

5 MR. JOSEPH ST. MARTIN:

6 Thank you for your comment. We're
7 definitely going to ensure that we have
8 an extensive outreach moving forward
9 with all of our public meetings. We
10 did do it and send an outreach before.
11 We advertised this publically four
12 weeks ago. It's consecutively run four
13 times in The Times Picayune. There
14 were articles about the meeting in
15 NOLA.com. We did a canvass effort.
16 But again, there's never not enough
17 community outreach efforts.

18 So we will ensure moving forward
19 that we have an extensive outreach.

20 MR. BRAD OTT:

21 My name is Brad Ott. I was co-
22 chair of the committee to reopen
23 Charity Hospital and part of consulting
24 party of Section 106 process on lower
25 Mid-city, which by the way resulted in

1 total demolition of the neighborhood.
2 That's not very far from here. People
3 and any hostility that you might find
4 is based on prior experience.

5 I hope you do do something
6 different and really involve the
7 public. But that's not been the
8 history to date. In fact, I have
9 several questions, and I'll have them
10 written down in case I don't ask them
11 all in the time allotted.

12 One is: How is this process
13 different from the NEPA and National
14 Historic Preservation Act process that
15 occurred in lower Mid-city with Charity
16 Hospital and LOCPA process? You had
17 mentioned that there were rules that
18 came up, new rules of consultation. I
19 want to find out when those were
20 implemented, and how are they different
21 from that process. I can tell you as a
22 veteran of that process, that was a
23 rigged game and sham, and decisions
24 were made before people could
25 participate.

1 Two is: How will the programmatic
2 agreement be enforced if there are
3 violations? For example, there was a
4 PA agreement about demolition of
5 buildings and how that will be done.
6 That was regularly violated in that
7 last agreement.

8 Three is: How many market rate
9 units are vacant in HANO properties
10 across the city? Because if we're
11 talking about building 900 units, how
12 many other vacant places are there?
13 And per the question that someone else
14 lodged about St. Thomas, the promises
15 there of.

16 Three. When were - hasn't this
17 redevelopment - and I'll close with
18 this - hasn't this redevelopment
19 already been approved from HUD Choice
20 Development and locked in with the 1/3,
21 1/3, 1/3 rule? And I'll leave my thing
22 here. Thank you.

23 MR. JOSEPH ST. MARTIN:

24 Thank you for your comments. In
25 regards to the other process, I was not

1 involved with that. But we will take
2 your comment and see if we can provide
3 an answer to see if there is any
4 differences between the two. But
5 again, the purpose of this process is
6 to get community involvement and input,
7 and we want to make sure that we follow
8 all the regulations.

9 MR. DANIEL BROOK:

10 Hello. I'm Daniel Brook. I rent
11 a few blocks from here. I'm here
12 because I got a flyer placed in my
13 mailbox. It's kind of disturbing to
14 hear that people on this side of the
15 neighborhood got flyers where people in
16 the housing that's actually being
17 affected did not. So y'all need to do
18 a better job getting the word out on
19 that side of the parking.

20 I have a substantive comment, which
21 is that the architect mentioned in
22 three to five that this would conquer
23 the traditional New Orleans street
24 scape with the housing fronting the
25 street. I think it's worth noting that

1 all three of those, rather than having
2 a green space that you find in a
3 traditional New Orleans neighborhood,
4 that's a parking lot. And our concerns
5 here are historic preservation and
6 environmental sensitivity placing
7 tending parking lots in this area would
8 hardly be the smartest thing to do.

9 Additionally, as a previous speaker
10 pointed out, there are many jobs within
11 walking distance of this location. And
12 I think it's worth noting both
13 streetcar lines and many bus lines also
14 terminate here. So I think you need to
15 rethink the transportation strategy.

16 Thanks.

17 MS. KAWANA JASPER:

18 Good afternoon. My name is Kawana
19 Jasper. I'm a former resident of the
20 St. Bernard Public Housing Development.
21 But I'm going to add to human rights.
22 I just would like to say I know you
23 can't answer that question for us. But
24 I understand from experience, this is
25 just protocol whenever you're getting

1 federal dollars to tell y'all federal
2 property, you have to meet with the
3 residents to say you did. But that
4 don't necessarily mean that their input
5 -- they're giving you feedback. But
6 that don't necessarily mean that
7 they're given input in you're applying
8 the input to the redevelopment.

9 But you see a lot of people are
10 very hostile because it's a process of
11 relieving themselves by (inaudible) in
12 destroying families and tearing down
13 communities. Plus, I would like to
14 piggyback on what the guy. I don't
15 know how to pronounce his name, the man
16 with the reconstruction or Manning
17 Architectural. He used the word over
18 and over again. And that word is
19 "scheme." And that's all it is. It's
20 a scheme from day one post Katrina when
21 we were still on the bridge water
22 coming at our head. It's been a scheme
23 from day one. Calling at HANO, meeting
24 with these so-called appointed resident
25 council leaders. Because a handful of

1 people can't make decisions and say
2 what's best for thousands of people. A
3 lot of residents in Iberville didn't
4 know about the meeting because they
5 didn't want them to know about the
6 meeting.

7 And it's said to say we have people
8 that are illiterate that don't know how
9 to read. So just putting it in the
10 newspaper is not enough. In order for
11 you to help the people, you got to go
12 out in the trenches and reach these
13 people and see what they want and what
14 they need. And they talk about why is
15 the crime rate high because they want
16 to take care of things from behind the
17 desk. You got to get from behind the
18 desk and put your boots on and, you
19 know, get ready to go to war.

20 MR. JOSEPH ST. MARTIN:

21 We've heard this resounding
22 tonight. Community outreach is key.
23 And moving forward, we will ensure that
24 every effort is made to ensure that all
25 of the residents are fully aware of

1 these meetings and what this process
2 is. So I would really appreciate it if
3 you can take this message back when we
4 leave tonight to let them know, look,
5 this process is ongoing. We have the
6 information of how late to submit it.
7 We will do it as well. But to have the
8 assistance of you guys, it helps. But
9 we will definitely moving forward make
10 sure that we have a conscious effort to
11 have feet on the ground in the
12 community.

13 MS. SALLY STEVENS:

14 I'm Sally Stevens. I work in the
15 area of community development and
16 economic development. I'm working on a
17 cooperative development project with
18 the City right now. And I was involved
19 with the Central City (inaudible) when
20 they were redoing Magnolia. And over
21 and over, there was a concentration of
22 poverty and making, turning Magnolia
23 into a mixed income neighborhood. I
24 repeatedly said, you know, you need to
25 look at the other side of that coin

1 that, you know, Washington and LaSalle
2 is one of the most important corners in
3 American music and culture history.
4 And it's also, while it is a
5 concentration of poverty, it's also a
6 concentration of creativity.

7 You know, I'm sorry to say that
8 (inaudible) just hit right over their
9 heads. And I think that there's a lot
10 of human capital and social capital in
11 New Orleans low-income neighborhoods
12 within those concentrations of poverty.
13 So I think anything that you're doing
14 in terms of economic development,
15 whether it's workforce development or
16 housing or anything else, that has to
17 be central to it. Because otherwise
18 it's just going to be the same old
19 thing where it's going to remain that
20 way.

21 And in regards to the addition of
22 retail, I mean, what is the vision for
23 making sure that public housing
24 residents and low-income residents are
25 able to participate and maybe engage in

1 some entrepreneurial activity in regard
2 to that.

3 MR. JOSEPH ST. MARTIN:

4 I definitely will take that comment
5 into consideration. If you could just
6 leave it in the box right there you can
7 sit it in. Thank you.

8 MR. MIKE RUSSELL:

9 Good evening, everyone. My name is
10 Mike Russell. I'm a member of Socials
11 Alternative. I have two main concerns.
12 And both of them are concerns because I
13 don't think they will produce any
14 quality housing. The first one is that
15 this project is a private/public
16 partnership. And that private aspect
17 is corporation. And that you see the
18 travesties on Wall Street and
19 capitalism. I don't think any of us
20 should have any trust in any
21 corporations that are looking to to
22 just steal profits.

23 All money should be going into
24 investments of public housing. And
25 none of it should be going to some rich

1 person getting, who comes from Wall
2 Street, was educated Wall Street, to be
3 going into their pockets. This is New
4 Orleans, not Wall Street.

5 My other concern is the way that
6 we're - this concept of having a
7 market-based housing. The property
8 ball just imploded. Haven't we learned
9 anything? That (inaudible) housing
10 isn't working. Look at all the
11 homelessness we have. This isn't an
12 alternative.

13 What I do think we need is to get
14 rid of the profit schemes. And we need
15 another one, another plan, that
16 actually comes from the community, not
17 a private/public collaboration. But
18 that has no profit seen whatever and is
19 actually looking to invest into the
20 community by hiring the men and women
21 of the neighborhood and surrounding
22 areas to produce quality jobs with
23 trades, actually, regenerate a public
24 works program that will provide a
25 future for everybody and quality

1 housing.

2 **MS. MEG GUSTAV:**

3 Hello. My name is Meg Gustav, 1020
4 North Robertson Street. I have a
5 couple of questions. I first want to
6 applaud the plans to use the street
7 grid into the Iberville site. That's
8 going to be very important for
9 integrating that into the rest of the
10 community. So kudos on that. But I
11 have two questions I didn't hear
12 addressed.

13 First of all, looking at this
14 project area right now, it includes the
15 Iberville site, but it also includes
16 the Winn Dixie parking lot and the RV
17 park, all privately owned properties.
18 Can you tell us what is planned for
19 that? That's my first question.

20 My second question is: A lot of us
21 have been coming to these meetings for
22 many months. And previous maps that
23 we've seen have indicated there will be
24 hundreds of additional housing sites
25 created in an area down by Rampart, and

1 Claiborne, and St. Bernard, all the way
2 to Broad Street. And I don't
3 understand why that's not part of the
4 area of potential effect.

5 Can you explain why that hasn't
6 been included? Because it certainly
7 will be affected.

8 MR. JOSEPH ST. MARTIN:

9 In reference to the first question,
10 the Winn Dixie and RV lot. The plans
11 have not been developed for that.
12 Right now, it's an opportunity. But
13 they are no plans that have them
14 developed specifically for that. We'll
15 pass the comment on to see if we can
16 get a more concrete answer in regards
17 to that.

18 And then the answer to your second
19 question. Relative to the larger
20 footprint, the purpose of this meeting
21 is for the undertaking, specifically,
22 for the Iberville on-site development.
23 There will be another process that
24 evolves for the other sections, but
25 this meeting is specifically for the

1 Iberville development that's shown on
2 this project map.

3 MS. KATHLEEN BERNARD NIXON:

4 I have a suggestion. Could we have
5 the next meeting at the site and walk
6 through it and have a meeting place
7 there so we can see what we're talking
8 about? Because a lot of us have never
9 been actually in the Iberville
10 Development. Kathleen Bernard Nixon,
11 1247 Esplanade.

12 MR. JOSEPH ST. MARTIN:

13 If you can drop off your comment
14 card, we'll see if that's an
15 opportunity.

16 UNKNOWN AUDIENCE MEMBER:

17 My comment is very short. I think
18 that if you're going to have a
19 neighborhood meeting, I think you
20 should have someone here that can
21 answer questions. Because it appears
22 that every question that's been asked
23 of you, you don't seem to have the
24 answer. I think its' a waste of time
25 for us to come here, ask questions, and

1 not get answers.

2 MR. JOSEPH ST. MARTIN:

3 Thank you for your comment. I do
4 want to point out, again, the purpose
5 of tonight's meeting is to talk about
6 the 106 and NEPA process. So if
7 there's a question directed
8 specifically to 106 and NEPA, we will
9 be able to provide the answer to that.
10 But we want to take your comments. And
11 if it's not something we can't answer
12 directly tonight, we'll make sure that
13 the appropriate individuals have that
14 information to provide a response.

15 MR. GARY ESOLEN:

16 Gary Esolen, 4023 Ursulines Street.
17 I've been in New Orleans for the last
18 40 years or so. I was the founding
19 publisher of The Gambit Newspaper and
20 the New Orleans Tourist and Marketing
21 Corporation, and I'm currently working
22 with the Treme Organization in Treme.

23 This is a very complicated project.
24 And when you replace 300 public housing
25 units on the site, you've got another

1 500 you have to replace off the site,
2 which with the 1/3, 1/3, 1/3, 1,500
3 units are constructed elsewhere in the
4 neighborhood. My concern and the
5 concern of others that I've been
6 working with is we want to see every
7 single one of those housing units
8 actually built and completed in the
9 neighborhood.

10 And one of the fears is that the
11 work on the site will be done, and the
12 money will run out, and the project
13 will trickle on over the years, and the
14 rest of the housing units won't be
15 built. It's very important to this
16 neighborhood that all of them be built.
17 This is a really essential.

18 So I just wanted to express that
19 concern and say that the other thing
20 is, affordable housing always finds
21 dummies. So there will be people every
22 time you want to build one of these
23 units, there will be a bunch of people
24 who will jump up and say don't build it
25 here, don't do it this way, don't do it

1 that way. There will also be people
2 who will stand up and fight and say, do
3 build it because we want it. Thank
4 you.

5 MR. DOUG Rodrigue:

6 Good evening, everybody. My name
7 is Doug Rodrigue, and I live at 1137
8 Esplanade Avenue. I moved here to new
9 Orleans a couple of years ago for
10 school. And I just wanted to point out
11 that the LSU Health Science Center
12 School is located very nearby. And I
13 actually live now in the historic
14 Esplanade Ridge neighborhood, a mixed
15 income community at Alowicious
16 (phonetic) Development. And I just
17 wanted to applaud the idea of 1/3, 1/3,
18 1/3. I feel like it really worked out
19 well where I live. It's one building
20 and everybody seems to get along well.
21 It's not divided or anything like that.
22 There's no crime. I feel very secure.
23 Everyone seems to get along. There's
24 retail created on the property as well.

25 And I think it's a great addition

1 to the city. It's kept in line with
2 the surrounding neighborhood and
3 design. It really takes into
4 consideration everything around it. I
5 think it's important. This is a very
6 convenient area for everyone. From
7 experience, assuming nearly a limited
8 buying a place to live in the city in
9 an area that I can also afford. This
10 is an area near a school. I shouldn't
11 have to go move to Metairie or
12 Chalmette or wherever to live in New
13 Orleans. I enjoy the city and living
14 close to it.

15 MS. SANDRA STOKES:

16 Thank you very much. I'm Sandra
17 Stokes. I live on Julia Street. I
18 want to ask that you extend the area of
19 potential impact. Everyone has
20 questioned it, but no one has requested
21 it. So I will say, I think you need to
22 extend the area of potential impact to
23 include any area that's part of this
24 project, including the 500 plus housing
25 units that are going to go outside the

1 unit.

2 And on your map, it's great, you've
3 highlighted all these historic
4 properties and everything. But the
5 reason you did that is because they
6 have the potential to be effected. So
7 I ask that the Section 106 extend the
8 boundaries.

9 MR. JOSEPH ST. MARTIN:

10 If there aren't any other
11 questions, again, we do want to express
12 to everyone that this is an open
13 process. We welcome your comments
14 electronically, by mail. We will have
15 a more extensive outreach effort moving
16 forward on our next meeting.

17 Again, we appreciate you coming out
18 this afternoon to meet with us. At
19 this time, this will conclude the
20 meeting.

21 (PROCEEDINGS CONCLUDED AT 8:17 P.M.)

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C E R T I F I C A T E

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