

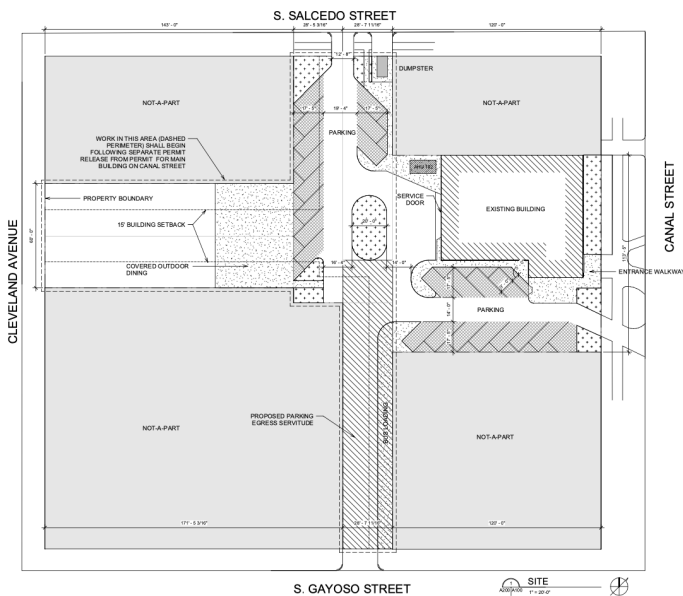
October 8, 2021

Dear Neighbors,

We are writing to share a proposal and to invite you to attend a neighborhood meeting for the expansion of Warren Easton Charter High School into the vacant building at 3026 Canal Street, directly across the street from the main campus, as well as the properties behind at 118 & 120 S. Salcedo, 117 S. Gayoso, and 3023 Cleveland Streets.

The building at 3026-30 Canal Street formerly served as a business college but has remained vacant since Hurricane Katrina. The renovation of 3026 Canal Street will allow Warren Easton to further its service as one of the City's most esteemed high schools. Warren Easton is excited to restore this vacant and blighted building, which will become home to a dedicated ninth grade academy.

3026 Canal Street lot is zoned HU-MU Historic Urban Neighborhood Mixed Use – where secondary education is a permitted use. The lots addressed 118 & 120 S. Salcedo, 117 S. Gayoso, and 3023 Cleveland Streets are zoned HU-RD2 Historic Urban Two-Family Residential – where secondary education is a conditional use. Only ancillary attributes are envisioned for these lots. The Canal Street building will house the school activities. The other lots will only serve attributes such as parking, dumpster housing, school bus loading, and outdoor space. Parking is permitted without this request. The ancillary aspects are not.



REQUEST: The request will be one of the following two options to be determined in consultation with the City: (a) a conditional use to permit (the noted ancillary aspects of the) secondary education use on the lots addressed 118 & 120 S. Salcedo, 117 S. Gayoso, and 3023 Cleveland Streets; or (b) rezoning of the lots addressed 118 & 120 S. Salcedo, 117 S. Gayoso, and 3023 Cleveland Streets to HU-MU Historic Urban Neighborhood Mixed Use to match the main building zoning and where secondary education is a permitted use.

Information on HU-MU zoning is available at: <https://czo.nola.gov/article-12/>. Information on HU-RD2 zoning is available at: <https://czo.nola.gov/article-11/>.

Please also note that, as you may know, this project is also before the City's Board of Zoning Adjustments regarding a parking variance.

Due to COVID-19, no in-person Neighborhood Participation Program meeting is able to take place at this time. Instead, per City of New Orleans protocol, we have provided direct contact information below and will hold a virtual meeting by Zoom at the time below.

There are many steps and approvals before the renovation will begin, including consideration by the City Planning Commission and City Council, however we anticipate the renovation lasting 8 months. This letter is being delivered through U.S. Mail. We can be reached by phone or email any time. Thank you for your participation.

Public Comment & Inquiry Contact Information:
Miles Granderson, 504-799-9335, Miles@shermanstrategiesllc.com

NPP Virtual Meeting

October 22, 2021 at Noon

Zoom Link: <https://us02web.zoom.us/j/9214548895?pwd=NERMY3hTd0wyUmpCbnZrTzRnRms4QT09>

Meeting ID: 921454 8895

Passcode: 7777 OR

Call in Number: (929)205-6099