

May 20, 2019

Dear Neighbors,

We are writing to provide an update on the redevelopment of the former Shell gas station on the corner of Magazine Street and State Street, and also to invite you to a neighborhood meeting to discuss a component of the development.

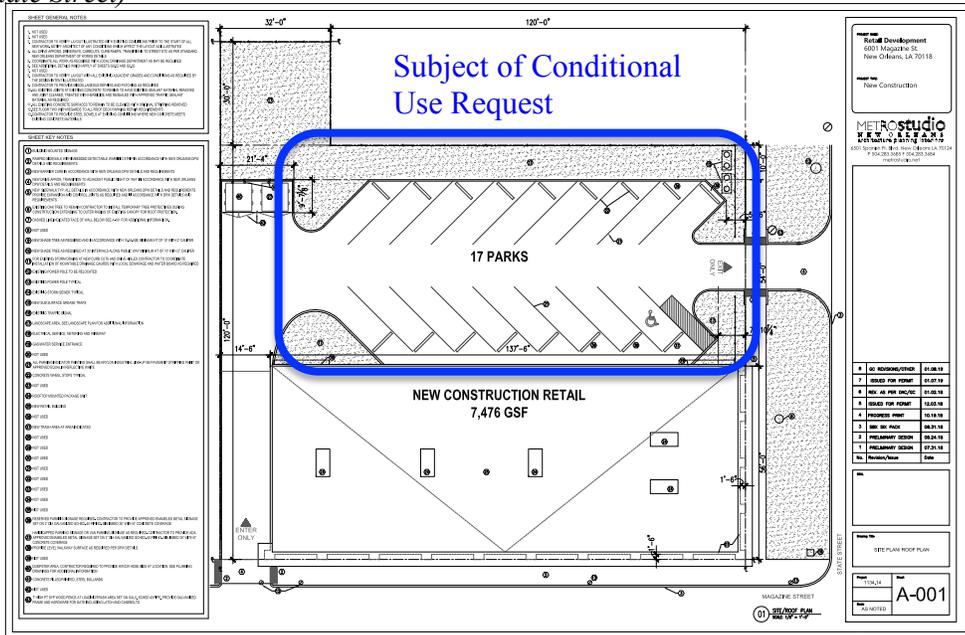
First, we are pleased to share that the redevelopment of the site is progressing well. We anticipate a coffee shop will be our anchor tenant with space for two other neighborhood retailers. The building has been designed to be compliant with all city laws, rules, and regulations including zoning, and we anticipate breaking ground imminently on the shopping center.

Second, we learned that due to a technicality in city law, the 17 parking spaces we proposed for the center must go through a conditional use process. Based on zoning, we need a Conditional Use to allow the adjacent parking lot at 808 State Street to serve the building itself. This is based on Section 22.8.B.2 of the Comprehensive Zoning Ordinance, linked here: <http://czo.nola.gov/Article-22#22-8-B-2>. Legally, parking for this development is not required since each tenant space will be less than 5,000 square feet. However, we know from our earlier presentation to the Audubon Riverside Neighborhood Association that providing those parking spaces is important to the neighborhood and to the tenants. Accordingly, we are writing to invite you to a neighborhood meeting to commence our conditional use process to allow the 17 parking spaces to exist.



Rendering – new construction – 6001 Magazine Street
(Parking behind at 808 State Street)

The meetings will be held:
Monday, June 3rd, 12:00p.m.
Tuesday, June 4th, 5:30p.m.
Reginelli's (both dates)
5961 Magazine Street



Site plan for project

Construction of the building will begin this summer and the work will last approximately four months. This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses so that we can keep you updated if there are any changes. If you are unable to attend, but have questions for us, please feel free to reach us by phone or email at any time.

Sincerely,

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