

VIA HAND DELIVERY

April 22, 2014

Sarah DeBacher
President, Holy Cross Neighborhood Association
Founding Member, Lower 9 Vision Coalition

RE: Holy Cross Campus Redevelopment, New Orleans, LA

Dear Sarah:

We have been hard at work to modify our proposal for the redevelopment of the former Holy Cross School Campus with the hope of arriving at a solution that is financially feasible and earns widespread community support. With that in mind, we are pleased to submit the attached "COMPROMISE PLAN AND ZONING REQUEST" that we believe may represent a compromise between our most recent proposal and the concerns expressed by the Holy Cross Neighborhood Association / Lower 9 Vision Coalition

1. The single biggest change is the complete elimination of all development north of the administration building (i.e. north of Royal Street). This eliminates 161 units and approximately 200,000 square feet of buildings from our proposal. We are accordingly withdrawing our request for a zoning change and mixed-use planned community overlay for the area north of Royal Street.

The area will remain green space while we focus our efforts on the renovation of the former historic school administration building and the mid-rise buildings on the river. We look forward to working with the community in the future to find a permanent solution for that area which is endorsed by the community.

2. We have reduced the height of the mid-rise buildings on the river to 60 feet. Accordingly, we have fully adopted the recommendation of the City Planning Commission staff with respect to the height of these buildings and the height limit in the draft comprehensive zoning ordinance for this site.

Most importantly, the 60 foot height limit is lower than the existing administration building which is 67 feet. Accordingly, the historic administration building will stand as the highest building on the site and its bell tower will remain the highest point in the neighborhood.

While we acknowledge some have urged for just a 40 foot limit, we believe the 60 foot limit represents a significant compromise from our initial proposal of 135 feet and most recent proposal of 75 feet. It is also in line with the mixed-use medium density master plan designation for this site.

3. Finally, we are pleased to commit to developing and signing a GOOD NEIGHBOR/COMMUNITY

PEREZ, A PROFESSIONAL CORPORATION
317 BURGUNDY STREET, SUITE 11, NEW ORLEANS, LOUISIANA 70112
TELEPHONE 504.584.5100 FACSIMILE 504.584.5140 www.e-perez.com

CHICAGO • DENVER • DICKINSON ND • HOUSTON • LOS ANGELES • MOBILE • NEW YORK • PHOENIX • SAN FRANCISCO • WASHINGTON DC

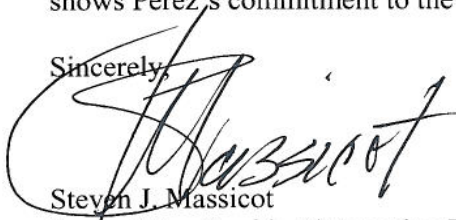
Perez.

Sarah Debacher
April 22, 2014
Page 2

BENEFITS AGREEMENT (the "CBA"). At a minimum, such an agreement would include creation of a revolving fund to aid homeowners with renovation existing properties in the neighborhood. We also look forward to offering pro bono architectural services to aid the Holy Cross and Lower Ninth Ward community in its revitalization effort. And, as a woman-owned business, we commit to ensuring the construction and operation of our project is done with inclusion of minority-owned and woman-owned businesses. The attached draft identifies several items Perez proposes for inclusion in the CBA.

Working with the community is not just important to us; it's one of our core values. That's why we have been working on this project for 18 months and even withdrew our zoning proposal last year to provide more time for community input. We trust that the compromise and commitments made herein and in the attachments, shows Perez's commitment to the community and the development of the project.

Sincerely,



Steven J. Massicot

Senior Vice President/Managing Director, Real Estate
PEREZ, APC

Attachments (2)

PEREZ, A PROFESSIONAL CORPORATION
317 BURGUNDY STREET, SUITE 11, NEW ORLEANS, LOUISIANA 70112
TELEPHONE 504.584.5100 FACSIMILE 504.584.5140 www.e-perez.com

CHICAGO • DENVER • DICKINSON ND • HOUSTON • LOS ANGELES • MOBILE • NEW YORK • PHOENIX • SAN FRANCISCO • WASHINGTON DC

COMMUNITY BENEFITS AGREEMENT
DRAFT PROPOSAL

- 1) Preservation of open/green spaces, which will include the oak tree grove on the north side of the existing former Administration Building to be open to the community; and, the parcel, approximately 0.6 acres, at the SW portion of the site fronting Deslonde Street (currently zoned Light Industrial), which will be a community park.
- 2) Green/Sustainable Design and Construction Practices, including the open land areas and on-site mitigation of storm water, along with building systems and building design features.
- 3) Actively reach out and engage Local Businesses and Labor for goods and services during construction and the continued operations and maintenance post-construction.
- 4) As a DBE, Perez will likewise engage other DBEs for goods and services during construction and the continued operations and maintenance post-construction with an emphasis again on local DBEs. During construction, Perez will establish a goal of achieving 40% DBE participation.
- 5) Services:
 - a) At the oak tree grove preserve, we would promote and provide the facility operations for a weekly farmers market and monthly local artists and/or flea market
 - b) We would feature works by local artists on display in the public areas of our proposed redevelopment of the existing Administration Building.
 - c) We have programmed in a coffee shop on the first level of the existing building in response to neighborhood request, which we are willing to subsidize its startup.
 - d) To aid Holy Cross and Lower Ninth Ward residents in their revitalization efforts, Perez, APC will provide pro bono limited design consultation services to the resident property owners.
 - e) Perez will assist in the creation of a revolving fund to aid homeowners with renovation of existing properties in the neighborhood.
- 6) Transportation/Traffic: Perez will include bicycle storage/racks, a hike and bike trail that will tie into the proposed design for the neighborhood, and a managed rideshare program, including automobile and scooters.
- 7) Noise: There will be no gas, electric or battery operated blowers used in connection with grounds maintenance or garbage disposal in use after 9:00 p.m. or for more than thirty (30) minutes at any time.
- 8) Construction Provisions: Hours of Construction activity shall be limited to no earlier than 8:00 a.m. and no later than 6:00 p.m.
- 9) Community Meeting Space: We know that historically the neighborhood association met at the school and we propose that if the coffee shop proposed is not consider suitable for this purpose, we will make space available within the building for evening meetings.
- 10) Continued Community Outreach: We propose that the Holy Cross Neighborhood Association board and/or general meetings become a forum for us to meet quarterly, or whenever you deem necessary, to review issues in regards to security, noise, parking, traffic circulation, and any other matters that pertain to the impact of the redevelopment on the surrounding neighborhoods.