

22 September 2017

**PROPOSED REDEVELOPMENT OF THE COSMOPOLITAN HOTEL AT
121 ROYAL STREET**

Dear Neighbors:

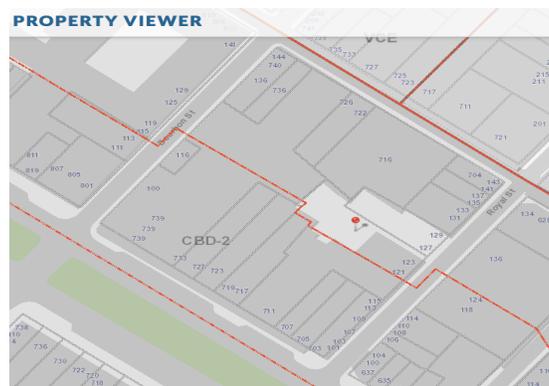
We are sending this letter to invite you to a community meeting concerning the redevelopment of the historic Cosmopolitan Hotel. As you are likely aware, this building is a historic gem of New Orleans architecture, dating back approximately 125 years. Because a hotel is a permitted use, our request is to amend the height map in the City's Comprehensive Zoning Ordinance to allow a height of 120 feet, which is in line with the parcels adjacent to the Cosmopolitan Hotel (on the Canal Street side of the building).

Please note that this is a new proposal with an entirely new developer who would acquire the property if this zoning request is successful. (Previous attempts at development were requesting heights of over 200 feet.)

While this is a request to adjust the height map, we want to inform you of the project that would be developed should the change be successful.

BRIEF PROJECT DESCRIPTION: Phenomenally, a number of the exterior components, including the infamous bay windows, on the presently six (6)-story structure remain intact. The developer seeks to restore these and all historic elements as a part of a full historic rehabilitation of this hotel. The plan would also involve new construction over the interior of the lot, to include additional hotel rooms. The plan presently includes a restaurant on the first and second floors, fronting Royal Street. Altogether, the hotel would have approximately 90 rooms. The site is approximately 6,900 square feet and the existing square footage of the historic building is approximately 16,600 square feet. Both the new construction and the historic structure together would consist of approximately 70,000 square feet.

HEIGHT: The existing historic portion is and would remain 81'11" and 6 stories. The new construction portion is presently proposed at a height of 115' and 12 stories but even if modified during design, could not exceed 120' under our request.



Construction for this project is contingent upon an approval of this text amendment. However, it is estimated that construction would last 12-18 months and the hotel and restaurant would open immediately thereafter.

At this meeting, we hope to both present this request for a change of the height map as well as the project. We also want to receive your feedback as a neighbor and/or resident of this historic part of downtown. This meeting will be held:

Tuesday, October 10th
7:00 p.m.
Hotel Mazarin, The Cardinal Room
730 Bienville Street

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 as the project moves forward.

We hope to see you at the meeting. If you are unable to attend, please feel free to reach us by phone or email at any time.

Sincerely,

Mike Sherman
(504) 250-2257
mike@shermanstrategiesllc.com

Avery Foret
(504) 301-5228
avery@shermanstrategiesllc.com

