



November 7, 2013

RE: HABANA OUTPOST

Councilmember Kristen Palmer
City Hall
New Orleans, LA 70130

Dear Councilmember Palmer,

At the November 6th, 2013 Faubourg Marigny Improvement Association (FMIA) Board meeting, Mr. Sean Meenan and his architect Mr. John Williams presented their proposed plans for the Habana Outpost restaurant to be located at the corner of Esplanade Avenue and North Rampart. Following their presentation, the FMIA Board also heard from Ms. Meg Lousteau, VCPORA Executive Director and several other neighbors that oppose the current plans for the Habana Outpost restaurant.

The FMIA Board understands the neighbor's concerns with regard to the intensity of use under the current layout. With a 200 planned seating capacity, the FMIA believes that there is indeed a risk that parking, noise and littering conditions may be exacerbated beyond what would be acceptable as to preserve the quality of life of the neighbors living in the vicinity of the proposed location.

The FMIA Board recommends to remove all seating arrangements in the second floor of the proposed restaurant layout (above the old gas station canopy and above the new proposed building that would be facing the main entrance on North Rampart). By doing so, noise from patrons located on these second floors (where there is no ceiling as to create a noise barrier) would be eliminated and the reduced overall seating capacity would be less likely to generate the issues the restaurant in its proposed plan would have had.

We hope that you can protect the quality of life in this wonderful part of New Orleans,

Sincerely,

Miles Swanson
President