

Dear Neighbors,

December 4, 2025

We are proud to have completed the renovation of the historic Our Lady of Lourdes Church at 2400 Napoleon Ave into The Josephine, one of Uptown's premiere wedding and event venues. We appreciate your patience during our construction phase. It has been a privilege to bring new life to this beautiful approximately 7,920 sf landmark and to be part of the Freret neighborhood community.

We are writing to invite you to a neighborhood meeting to discuss our plans to add an additional use at The Josephine under the management of our operator, Dickie Brennan Restaurant Group. We plan to have performances of a well-respected local orchestra as well as other low impact events such as community theater and yoga. We also plan to host live performances by other artists on select dates. These events are intended as an enhancement to the venue; they will not interfere with weddings, which will remain as the primary use of the venue. We are taking proactive steps to ensure our operations maintain The Josephine as a good neighbor. We have implemented measures to keep Uber and Lyft traffic out of the residential streets, and we will share a manager's cell phone number so that neighbors can easily report any concerns. We also monitor the perimeter of the venue during events to limit nuisances to the neighborhood.

**NPP Meeting Date:**  
Thursday, December 18th  
6:00 pm  
The Josephine, 2400 Napoleon Ave  
**Contact Information:**  
Missy Quigley  
504-799-9335  
missy@shermanstrategiesllc.com

For those that wish to view what this use might look like, we will be hosting the non-profit Crescent City Stage for a reading of A Christmas Carol on December 11<sup>th</sup> at 6 PM. Tickets are available for this event. This permitted event will allow the community to monitor the type of impact of the type of events we hope to program.

Although live performance is permitted within the Freret Corridor Overlay District, The Josephine's property no longer falls within that overlay following our recent resubdivision from the adjacent parcel (the future Trader Joe's site). For that reason, we are requesting a separate approval to allow this use.

Please note that while no additional parking is required under city law, we have contracted for off-street parking at a nearby lot to accommodate guests and minimize neighborhood impact. We look forward to your feedback. It is our hope you will agree that this request represents a modest modification to our existing operations to include occasional non-wedding events.

This site is in the HU-MU Neighborhood Mixed Use zoning district where a planned development is allowed. The standards and process for a planned development can be found here: <http://czo.nola.gov/Article-4#4-4>

**REQUEST:** A Planned Development to permit a live performance venue in an HU-MU District per Article 4 of the Comprehensive Zoning Ordinance.

The planned development process involves many steps including neighborhood notice through this letter, a meeting with details referenced in this letter, a study by the City Planning Commission staff, a hearing by the City Planning Commission, and finally, a hearing by the New Orleans City Council during which a final ordinance for approval is required. This letter is being delivered through the 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. There is no further construction planned as a part of this request. 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, The Josephine Team