

Master Plan Amendments submitted by Holy Cross Neighborhood Association 9/9/2016.

1. When a pending project application has been the basis for raising the intensity of mixed use medium density or other land use category to a higher level than adjacent properties, and this project fails to follow through with construction as anticipated, for whatever reason, the privileged increase in intensity, density or use SHALL be removed and returned to one more consistent with the previous density, height, intensity of use before the project was proposed.

A land owner or developer should not benefit from categorical improvement in land use given on the promise of development if the project for which this change is made is not undertaken or substantially completed. A land use category, classification or sub-classification, applied for a project that is not fulfilled SHALL revert to earlier designation, and where this cannot be adequately determined, to levels of surrounding and predominant land use most consistent with the area before the change was made for the anticipated project.

2. The general principle or common sense advice to build high density structures on high ground shall not be interpreted to take precedence over considerations of scale, form, and continuity in historic neighborhoods.

3. Public comment shall be included and considered by planning staff when making recommendations including "preliminary reports" to the City Planning Commission on disputed development affecting neighborhoods. This responsibility shall not be lessened by time constraint or inconvenience to commission or staff.

4. The boundary for Planning District 8, Lower Ninth Ward, shall be amended to include immediately adjacent wetlands integral to this area and of primary concern for restoration. This includes the area above Florida Avenue below the former MRGO channel including Bayou Bienvenue. The area in consideration has for years been part of PD 11 map but is of vital concern to and actually functionally part of PD 8. We have been asking for this change for years and feel it is time this boundary change was made to honor and serve real relationships and needs. This area has become, especially since Katrina, very important to people in PD 8.

5. The west bank of the Industrial Canal (IHNC) shall above the existing IHNC Lock to Florida Avenue be designated Park and Open Space on the Future Land Use Map. (This area was previously considered for this change during the previous call for MP amendments, but this was deferred in case the port needed the land for construction materials or staging for the MRGO Lock Expansion Project, a project that has since been eliminated from consideration. There was no objection to the future land use designation beyond this, and we request this change to Parks/Open Space be made permanent.

6. A policy for regulation of development and change within, and adjacent to, established New Orleans historic neighborhoods, will be established with public engagement. Fundamental to this policy will be utilization by overlay or other means, of well-established form-based principles that respect scale, shape, and "tout ensemble" of existing historic neighborhoods.

7. Some basis should be established within the Master Plan to provide recognition and means of protection for structures, particularly historic structures, that contribute to the "tout ensemble" of the City though are not under city jurisdiction, such as state bridges, federal locks,

waterways, docks, and other structures that contribute to the City and its general appearance. These structures may have much higher value to the City than to their users. This is the case, for instance, with the Inner Harbor Navigation Canal Lock of 1918 that is a structure of national maritime and engineering significance and a jewel for our City, that has little present value to barge operators who use it and want it replaced with a new one. A solution would be a new more efficient lock built somewhere nearby so this one can be preserved and still used too, and help us keep the solidarity of our historic downtown neighborhoods with structures like this as historic connectors. A new lock at this place would further isolate and separate the historic city. The adjacent neighborhoods in this case certain have an interest to protect their integrity, and the City itself shares this interest in preserving its overall historic integrity, an interest that would benefit from expression and articulation in the Master Plan in some real way.

The above are submitted in good faith and hope for consideration. Please overlook the absence of citations where to insert these amendments. We have not been able to access the MP today at the deadline, as we had hoped. Most of this was previously discussed with principal planner Paul Cramer at CPC offices with Andrew Stephens and myself.

Thank you.

John



John Koefler  
Board chair  
Holy Cross Neighborhood Association  
504-615-7266  
johnkoefler@gmail.com

**Request for Amendment to CPC Planning District Maps, assumed by the Master Plan as accurately reflecting planning constituencies and conditions throughout the City of New Orleans.**

These areas are described on the CPC website as “Defined and permanent areas of New Orleans used to collect planning data to show trends over time. These districts are not official and are used in-house by the City Planning Commission. 1990 Census tract boundaries were used in the creation of these boundaries.” However, we believe these maps have more than informal force and feel it necessary to request the following change to map of PD 8.

The upper boundary of Planning District 8 is Florida Avenue. The part of the neighborhood above Florida Avenue is mapped as part of Planning District 11 centered in New Orleans East. The area in question is remote to PD 11 and its citizens but is physically continuous with and of vital concern to PD 8 and citizens in the Lower Ninth Ward. We see it and treat it as part of our most immediate world.

The area requested to be attached to PD 8 includes that above Florida Avenue along the Industrial (IHNC) Canal and then eastward from centerline of the still remaining MRGO/GIWW channel as it proceeds east under the Paris Road Bridge. This area includes all of Bayou Bienvenue in Orleans Parish and all wetlands and waterways below midpoint of the GIWW channel to Lake Borgne.

This is not an attempt to diminish PD 11 but to recognize existing areas of involvement and interest that this present boundary does not accurately or functionally portray.

We believe this map change would empower and assist citizens and planning efforts affecting Lower Ninth Ward, and would be of substantial public benefit. Even prior to Katrina, active stewardship of this largely wetland area has been undertaken by the L9 community and with help from outside groups. The reality of this responsibility and concern should be honored and assisted by a change in the planning district boundary.

The current LDOTD proposal to extend Florida Avenue with a high bridge over the Industrial Canal with connecting roadways exemplifies the need for this area to be consolidated under PD8. This area extending on both sides of this project is of most vital concern in Lower Nine, as it the fate of Bayou Bienvenue and surrounding wetlands.

We respectfully request this change. This was previously outlined in person with Planner Paul Cramer in CPC offices by John Koefel and Andrew Stephens of the Holy Cross Neighborhood Association.

Submitted September 9, 2016  
John Koefel  
Board Chair  
Holy Cross Neighborhood Association  
504-615-7266  
johnkoefel@gmail.com

