

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 11:59 AM
To: Larry W. Massey Jr.
Subject: FW: Master Plan Future Land Use: Map and Text Amendment modification

From: Gayle Gagliano [<mailto:ggagliano@cox.net>]
Sent: Sunday, September 3, 2017 2:45 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <lalley@nola.gov>; icpcinfo@nola.gov
Cc: Susan G. Guidry <sgguidry@nola.gov>; LaToya Cantrell <lcantrell@nola.gov>; Jason R. Williams <jarwilliams@nola.gov>
Subject: Master Plan Future Land Use: Map and Text Amendment modification

Dear Mr. Rivers,

Following is a letter to the City Planning Commissioners. I am routing it through you, since I understand that comments for the September 12th public hearing will be excluded from the Commissioners' packet for that meeting--even if these comments are received by Monday at 5 pm. I appeal to you to include our comments, as well as those of others who meet the Monday deadline. It is unfair, to say the least, to withhold these communications until October 3, long after the public hearing has past.

Thank you for your consideration.

Gayle Gagliano
4152 Cleveland Ave.

City Planning Commission
September 3, 2017

Re: Future Land Use MAP Amendment

Dear Commissioners:

I am strongly opposed to "Williams Amendment" or "C.A.L." proposing an indiscriminate land use change from Mid-City's current Mixed Use Low Density, to more intense Mixed Use Medium Density.

This amendment will have a profound, negative impact on Mid-City, affecting the pleasant residential and small business mix that the present zoning provides.

I support the retention of Residential Low Density Land Use suggested by the City Council for the property at 3100 Banks Street identified as PD 4 b. in Motion M-17-412.

Comments on the TEXT changes to the Pre-War Residential Future Land Use Category Description

1. I am strongly opposed to extending the allowance for commercial uses within all of the Residential Pre-War Future Land Use categories to vacant lots or "sites." Thus, I support the Council modification deleting "on-site" from the "Range of Uses" within the RSF-Pre, RLD-Pre, RMD-Pre, RMF-Pre land use categories. There is no preservation benefit in allowing commercial uses on residential properties. There is ample MUL and former corner stores that are eligible for this exception within walking distance to promote walkability without promoting further commercial encroachment to vacant lots where there may have been a commercial use 100 years ago before the neighborhood was re-developed as residential.
2. I am also opposed to the elimination of density limits in RSF-Pre, RLD-Pre, RMD-Pre, RMF-Pre land use categories. Density is part of the historic character of our residential neighborhood. Mid-City's disproportionate MUL, MUM and MUH already provide an abundant range of opportunity for varying densities without any change.
3. While I support the preservation benefit allowing conversion of larger existing historic structures such as former churches and schools to multi-family use, I am strongly opposed extending this exception to allow conversion of former institutional and non-residential buildings or vacant sites to "commercial" or "mixed use" categories through planned development.
4. I further oppose allowing greater densities through planned development in exchange for an ambiguous "public benefit". An affordable housing component should be mandatory to receive these higher densities.
5. I support the Council's suggested insertion of the language, "in consideration of *"historical and architectural significance of the existing building, it's structural integrity, whether the structure is or can be made compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood"* for Residential Low-Density Pre-War. I also support similar language inserted in all Residential Low-Density Pre-War categories (RSF-Pre, RLD-Pre, RMD-Pre and RMF-Pre).

Thank you for your consideration. Your decision will strongly affect the future environment of Mid-City.

Sincerely,

Gayle Gagliano
4152 Cleveland Ave.

Lisa Dawson
4154 Cleveland Ave.

Charles Dawson
4154 Cleveland Ave

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 11:59 AM
To: Larry W. Massey Jr.
Subject: FW: Master Plan Future Land Use Text and Map Amendments

From: BayouStJohnLafitte NeighborhoodOrganization [<mailto:bayoustjohn.lafitte@gmail.com>]
Sent: Saturday, September 2, 2017 7:28 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <ltalley@nola.gov>
Cc: Susan G. Guidry <sgguidry@nola.gov>; LaToya Cantrell <lcantrell@nola.gov>; Jason R. Williams <jarwilliams@nola.gov>
Subject: Fwd: Master Plan Future Land Use Text and Map Amendments

Hello Mr. Rivers, Executive Director, and
Ms Alley, Assistant Director:

We sent the email below to the City Planning Commission yesterday, September 1, 2017. I now understand that the CPC is planning on withholding written comments from the Commission's packet until October 3, 2017, even though our comments were received well ahead of the Monday September 4, 2017 deadline.

We are asking that you please be sure that our comments are included in the Commission packet prior to the September 12th meeting.

Thank you,

Veda Manuel, President
Bayou St John-Lafitte Neighborhood Organization
(504) 909-9944

----- Forwarded message -----

From: BayouStJohnLafitte NeighborhoodOrganization <bayoustjohn.lafitte@gmail.com>
Date: Fri, Sep 1, 2017 at 3:06 PM
Subject: Master Plan Future Land Use Text and Map Amendments
To: cpcinfo@nola.gov
Cc: "Susan G. Guidry" <sgguidry@nola.gov>, tgmcleod@nola.gov

City Planning Commission
1300 Perdido Street, 7th floor
New Orleans, LA 70112

September 1, 2017

Dear Commissioners:

We are much opposed to the "C.A.L." or "Williams Amendment" that proposes a land use change from Mid-City's current Mixed Use Low Density, to a much more intense Mixed Use Medium Density.

We are asking that you reconsider your recommendation and retain the current Mixed Use Low Density for property in Mid-City, City Park Avenue, Canal Street, Carrollton Avenue and Broad St.

Given the infrastructure problems that have recently come to light after the rain events of July 22th and August 5th, it would be folly to allow intensive commercial and multi-unit high-rise residential development here. The last thing this area needs is more concrete. Both business owners and residents have suffered enough flooding losses.

It seems to us, the wise thing to do would be to correct the current major infrastructure deficits. The City administration should be spending time, effort, and our public funds on fixing the problems that plague our neighborhood and the entire City. Meetings should be about putting into action the "Water Wise" recommendations and fixing our drainage system so that people can live and work here comfortably. Perhaps 15 or 20 years down the road, we can revisit this idea of additional growth and development.

We are, therefore, very much opposed to the elimination of density limits in RSF-Pre, RLD-Pre, RMD-Pre, RMF-Pre land use categories. The current Master Plan already provides a wide range of opportunity for varying densities without changes to the Master Plan the residents and City officials worked so hard to pass.

Respectfully,

Veda Manuel, President
Bayou St John-Lafitte Neighborhood Organization
(504) 909-9944



Virus-free. www.avg.com

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 11:58 AM
To: Larry W. Massey Jr.
Subject: FW: Master plan input

-----Original Message-----

From: Debra [<mailto:bcswdebra@aol.com>]
Sent: Monday, September 4, 2017 9:12 AM
To: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <ltalley@nola.gov>; CPCinfo <CPCinfo@nola.gov>
Subject: Master plan input

Good morning

This letter, sent before the written deadline, is to provide input on the proposed Master Plan changes. As I am unable to attend the September 12 meeting, I request that my input be provided to the Commissioners in their packet, prepared by staff in advance of that date.

I strongly oppose any language which provides for the continued encroachment of commercial into residential neighborhoods and request that "on sites" be deleted from Range of Uses in all references to Residential Pre-War within the Text Amendments. This exception should be retained only for existing buildings where previous commercial uses can be verified and not extended to vacant lots. I further oppose any change which would provide for the conversion of institutional and non-residential buildings to commercial and/or mixed use in these areas and support only their conversion to multi-family

I oppose any allowance of density bonuses unless they are specifically tied to mandatory inclusion of long-term affordable housing PROVIDED ONSITE OF THE PLANNED DEVELOPMENT.

I oppose the Institutional designation for the RTA transit facility.

I am in strong opposition to CM Williams' amendment which changes MUL to MUM on and near Canal St., Broad St, City Park Avenue and North Carrollton.

Thank you for your consideration.

Sincerely

Debra Voelker
Mid-City resident

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 11:58 AM
To: Larry W. Massey Jr.
Subject: FW: Master Plan

From: Romney [<mailto:romney@sugarjournal.com>]
Sent: Monday, September 4, 2017 10:52 AM
To: CPCinfo <CPCinfo@nola.gov>
Cc: Robert D. Rivers <rdrivers@nola.gov>; Susan G. Guidry <ssguidry@nola.gov>; LaToya Cantrell <lcantrell@nola.gov>; agray@nola.gov; jawilliams@nola.gov; Nadine M. Ramsey <nmramsey@nola.gov>; jbrossett@nola.gov; Stacy S. Head <SHead@nola.gov>
Subject: Master Plan

Dear City Planning Commission Members and City Council Members:

I am not sure why I am writing this, as in the past few years I feel that most of you do not care about the opinions of the vast majority of your constituents in Mid-City. However, the fact that the council was willing to reconsider at least some of the changes proposed in the Master Plan Amendments has once again given me hope. I would appreciate your consideration of the following.

TEXT AMENDMENTS NO. M-17-411
Land Use Chapter 13 (Former 14) items:

a. Oppose reconsideration or modification / Support the Commission Recommendation relative to authority of the Executive Director of the City Planning Commission, the City City Planning Commission, and Council regarding interpretation appeals of the Master Plan within "Administration of the Land Use Plan"

f. Oppose deletion of *Action No. 11: "Ensure compatibility of land use regulations in the places established by the Master Plan" under "Goal" 3 "Strengthen the city's public realm and urban design character", "Strategy" 3.A., "Provide guidance on desired characteristics of new development to property owners and the public."* (M-17-411 Chapter 13 former 14, f)

g., i., k and l.

Residential Single Family Pre-War (M-17-411 Chapter 13 former 14, g),

Residential Low Density Pre-War (M-17-411 Chapter 13 former 14, i),

Residential Medium Density Pre-War (M-17-411 Chapter 13 former 14, k) and

Residential Multifamily Pre-War (M-17-411 Chapter 13 former 14, l)

Oppose allowing conversion of certain existing institutional or other non-residential buildings to Commercial or Mixed Use under "Range of Uses." Limit Conversion to Multifamily to encourage more affordable housing units.

Oppose removal of density limits from all.

A more progressive approach to our housing problem, whether affordable housing or not, would be to add value, accessibility and economic growth to underdeveloped areas of the city with an infusion of tax and investment incentives. Keep the density

limits in place, protect the scale and character of historic neighborhoods as an essential asset of the city and incentivize development for underserved areas, including adding more transit lines, building and small business incentives and infrastructure.

An up-zoning of the more traveled corridors of an historic core neighborhood like Mid-City will increase developmental rights including height, scale and intensity of use, with no guarantee that affordable housing will be built. This could potentially allow for 3 to 5 story buildings, exacerbating inappropriate commercial encroachment into adjacent residential blocks. It could increase the pressure for demolition of entire blocs of historic singles and doubles to make land available for new construction. This does not demonstrate a commitment to the human scale, urban environment New Orleans is noted for. Redevelopment strategies to increase the housing stock should promote the redevelopment of available land and underutilized structures, thus contributing to appropriate growth.

In short, I am opposed to basically unchecked increases in density and rampant commercial development in our neighborhood. If I am not mistaken, we in Mid-City already have a disproportionate amount of MUL, MUM and MUH properties as opposed to the rest of the city. We do not have the city services nor the infrastructure to support these increases. We have had 2 major shoot outs 3 blocks from my home in the past several months. My property has flooded 2 times in the past 2 months. But this is my home, my lovely heterogeneous neighborhood where I have been for 23 years. I ask you, as our representatives, to improve our neighborhood, not destroy it.

All the best,

Romney Richard

Romney K. Richard
Editor
Sugar Journal
504.628.3533 c.
504.482.3914 x212 p.
504.482.4205 f.
romney@sugarjournal.com
Skype: romneyk

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 11:58 AM
To: Larry W. Massey Jr.
Subject: FW: MCNO Official Comments on Master Plan Amendments Under Reconsideration

From: Patrick Armstrong [<mailto:patrick.n.armstrong@gmail.com>]
Sent: Monday, September 4, 2017 4:13 PM
To: CPCInfo <CPCInfo@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>
Cc: Emily Downey <downey.emily@gmail.com>; Leslie T. Alley <ltalley@nola.gov>
Subject: Re: MCNO Official Comments on Master Plan Amendments Under Reconsideration

Good afternoon, Director Rivers & CPC,

We are requesting that the Mid-City Neighborhood Organization (MCNO) letter be included in the packet distributed to City Planning Commissioners. One of the reasons we send in letters of comment and concern is because we are an all volunteer organization, and many of our membership and board members have jobs during the day that make it very difficult to attend CPC meetings in person.

Thank you,

Patrick Armstrong
Secretary, MCNO

On Thu, Aug 31, 2017 at 8:06 PM, Patrick Armstrong <patrick.n.armstrong@gmail.com> wrote:

Good afternoon, Director Rivers & City Planning Commission,

Please accept the attached letter as the official position of the Mid-City Neighborhood Organization (MCNO) regarding the Master Plan Amendments under reconsideration by Staff. Several specific items and a few general items are addressed in the letter.

Let me know if you have any trouble downloading the document.

Thank you,

Patrick Armstrong
Secretary, MCNO

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:01 PM
To: Larry W. Massey Jr.
Subject: FW: MCNO Official Comments on Master Plan Amendments Under Reconsideration
Attachments: 2017-8-30-MCNO-Master-Plan-Amendments-CPC.pdf

From: Patrick Armstrong [<mailto:patrick.n.armstrong@gmail.com>]
Sent: Thursday, August 31, 2017 8:07 PM
To: CPCinfo <CPCinfo@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>
Cc: Mcno Board <board-mcno@googlegroups.com>
Subject: MCNO Official Comments on Master Plan Amendments Under Reconsideration

Good afternoon, Director Rivers & City Planning Commission,

Please accept the attached letter as the official position of the Mid-City Neighborhood Organization (MCNO) regarding the Master Plan Amendments under reconsideration by Staff. Several specific items and a few general items are addressed in the letter.

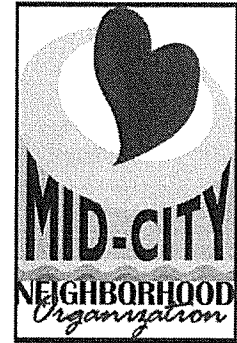
Let me know if you have any trouble downloading the document.

Thank you,

Patrick Armstrong
Secretary, MCNO

August 30, 2017

Director Robert D. Rivers
City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112



RE: Master Plan Amendments Under Reconsideration

Good morning, Director Rivers,

Please accept the following letter as the official positions of the Mid-City Neighborhood Organization (MCNO) concerning the itemized Master Plan Amendments currently under re-consideration by CPC Staff. We recognize there are several different amendments addressed in this letter, so we have itemized them as specifically as possible so they can be added to the appropriate Staff reports.

MCNO and our residents have worked for over a year to keep up with the Master Plan Amendments process and arrive at these positions. In November 2016, MCNO hosted Leslie Alley & Paul Cramer to help inform our membership of what changes would be taking place. Land use and zoning are identified by our membership as one of our residents' top priorities according to a vote from December 2016. Keeping our community up to date on Master Plan amendment processes also generated civic input of 40+ individual letters and petition signatures during the initial CPC public comment process earlier this year, and those letters helped MCNO arrive at these positions.

For reference, those letters can be viewed on the Master Plan Public Comments links:

- Planning District 4:
<https://www.nola.gov/nola/media/One-Stop-Shop/CPC/PD-4-FLUM-comments.pdf>
- Planning District 5
<https://www.nola.gov/nola/media/One-Stop-Shop/CPC/PD-5-FLUM-comments.pdf>
- Council At-Large Amendment
<https://www.nola.gov/nola/media/One-Stop-Shop/CPC/Council-at-Large-FLUM-amendment-comments.pdf>

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Leitzinger", is positioned below the word "Sincerely,".

Emily Leitzinger
President, Mid-City Neighborhood Organization (MCNO)
president@mcno.org

M-17-412 Master Plan Amendments to the Future Land Use Map (FLUM)

PD-4 d: Support Commission recommendation approving change from TRANS

to *Industrial*. Opposed to modified change to *Institutional*. This site is a vital part of our city's public transportation system, not a vacant or underutilized site or institutional use in need of more intense development. Support is for retaining consistency with industrial designation assigned to other sites city-wide

PD-4 b: Support Council suggested retention of existing RLD-Pre for 3100 Banks Street. RLD-Pre is consistent with input from more than 70+ immediate neighbors and also the adjoining RLD-Pre land use. Preference is to allow a limited exception at this site that leaves the underlying land use inconsistent with current zoning. Retention of current RLD-Pre will help ensure desired development is not intensified or expanded in the future. It will close the door on additional zoning changes which may allow unlimited size commercial, incompatible uses and height, area and bulk which is inconsistent with adjacent and surrounding low-density residential neighborhood. Current HU-MU zoning already allows desired mixed-use development without any change to underlying land use.

Williams Amendment: Support Council suggested retention of MUL within MCNO boundaries / Opposed to MUM.

A change to MUM is inconsistent with MCNO and community input that formed our current MUL areas, and with recent written opposition from more than 40 residents. The change discourages desperately needed development along Tulane Avenue which has an excess of vacant and underutilized MUM and MUH along a more efficient #39 public bus route.

This area fails to meet criteria for MUM inclusion as a "Priority Transit development Area," more specifically: There are few underutilized or vacant lots. The area is predominated by occupied historic residential development and includes historic development not located on a main corridor. There's insufficient area to accommodate MUM capacity. A majority of sites are smaller residential-sized lots. MUM capacity or development could only be achieved on these smaller residential-sized lots through demolition or alterations that compromise the integrity of historic structures. A change would create inconsistency with application, rather than correct one. Denial of MUM was recommended on main corridors within the city like Freret and Magazine Streets that have historic commercial construction. Consistency with city-wide application is denial of MUM for this area predominated by historic residential construction. Staff stressed the importance of tiered approach and healthy transitions. A leap from adjoining RLD-Pre to MUM is not a "healthy transition." Staff was cognizant MUM would encourage demolition. A lack of new construction control, and recent replacement of NCDAC (controlling demo of 35% of structure or and the facade) with less effective HDLC demo only control (only applies to whole structure demo), paired with a change to MUM significantly increases Mid-City's vulnerability. The change sets a precedent for similar further intensification of land use in the future. MUM inevitably opens the door to zoning changes which allow intense, unlimited size, auto-driven or destination commercial uses including C1-General Commercial and MU-1 with uses that are typically thought to be incompatible with adjacent residential. Allowable zoning classifications also allow five story buildings or 65 foot heights, with area and bulk regulations which are inconsistent with our

historic neighborhood. Current MUL allows appropriately scaled, neighborhood serving commercial and multifamily use. Finally, current HU-MU zoning allowed in current MUL appears to allow greater density above the ground floor than potential MU-1 that a change to MUM would allow. What the change would open the door to is larger suburban or auto-driven destination uses and commercial intrusion and development inconsistent with the character of this historic area.

M-17-411 Master Plan Amendments – Future Land Use Map (FLUM) Category Definitions

Residential Pre-War Land Use categories (Land Use Chapter) to affect the several text edits under reconsideration for RSF-Pre, RLD-Pre, RMD-Pre & RMF-Pre:

- Support insertion of *“historical and architectural significance of the existing building, it’s structural integrity, whether the structure is or can be made compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood”* in RLD-Pre land use category as suggested by City Council.
- Oppose extending the provisions allowing conversion of existing institutional or non-residential buildings to commercial and mixed use. Conversion should be limited to multifamily in all Residential Pre-War land use categories.
- Oppose allowing higher residential densities through planned developments for ambiguous “public benefit”. Inclusion of affordable housing component should be mandatory to receive higher densities through planned development in all Residential Pre-War land use categories.
- When considering removal of density limits for these categories, it is important to know how the Master Plan calculated these density limits in the first place, and judged appropriateness of these limits at the time, and why they are being considered for removal.

General comments on Master Plan Amendment Process

Each of the following issues were addressed in some way through the Text Amendment section:

The current Neighborhood Participation Process (NPP) is not set up to encourage community members to participate in local land use decisions that affect their homes, businesses, and community. While there are some outstanding staff in CPC, Neighborhood Engagement, and City Council offices that do a good job trying to keep the community up to date with these decisions, the overall notification process is opaque; easy to manipulate; easy to misunderstand and miscommunicate; and appears to quite intentionally keep the public from participating in local land use decision-making.

One example: keeping up with these Master Plan amendments - when it comes to sheer volume of proposed changes, understanding proposed changes, making comments & deadlines for comments, knowing which amendments were forwarded by CPC and adopted by Council, or which have been pulled out for reconsideration; each and every one of these activities has been absolutely exhausting to neighborhood volunteers who chose to participate. Several individuals attempted engagement, but gave up after frustration with this process set in. How can citizens make truly informed comments on the

Master Plan map when the Map won't be released until the Staff report? How can the city continue moving forward with these significant changes when Treme, Mid-City, Lakeview, and Gentilly are still picking up from flooding damage under a continuing state of emergency?

Attempting to wade through the difficult language presented to the community during this Master Plan Amendment process, including the legislative revisions, proved onerous for citizens. We urge the City to make the Master Plan copy more accessible to the public and community that it governs. Plain language and clearer edits would be strongly preferred during the next amendment process. Between amendment opportunities, clearer guidance on the Master Plan would be beneficial to both property owners and the public in understanding land use decisions and land use impacts on the community. Master Plan and Land Use decisions should be clearly understood by the public so that citizens dissatisfied with land use in their neighborhoods could complain at the polls.

MCNO urges adoption of the full Community Participation Program (CPP) that was a part of the initial Master Plan to provide needed relief to these issues. More professional staff to assist citizen and property owner understanding and engagement in land-use processes and decisions are a critical need. Despite all the help we received from staff at the CPC, Neighborhood Engagement, and City Council, participation in this Master Plan amendment process, it is clear that more resources are necessary.

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 11:57 AM
To: Larry W. Massey Jr.
Subject: FW: Position for Master Plan Amendments

From: Jennifer Farwell [<mailto:jenfarwell@gmail.com>]
Sent: Monday, September 4, 2017 5:00 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Fwd: Position for Master Plan Amendments

Following is the position statement of CAUSE (Citizens Against Unsympathetic or Suburban Encroachment) regarding the TEXT amendments. Please include this statement in both the September 12 packet and the October 10 packet.

Jennifer Farwell
(504) 232-7178
jenfarwell@gmail.com
mobile.print.social.web

- Support insertion of “*historical and architectural significance of the existing building, it’s structural integrity, whether the structure is or can be made compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood*” in RLD-Pre land use category as suggested by City Council.
- Support limiting the location of commercial or traditional corner stores to existing “buildings” where former commercial use can be verified. Opposed to extending this allowance to vacant lots. Delete proposed “*on site*” from the Range of Uses within all Residential Pre-War land use categories.
- Oppose extending the provisions which allows conversion of existing institutional or non-residential buildings to “commercial” and “mixed use”. Conversion should be strictly limited to multifamily in all within all Residential Pre-War land use categories.
- Oppose allowing higher residential densities through planned developments for an ambiguous “public benefit.” Inclusion of affordable housing component should be mandatory to receive higher densities through planned development in all of the Residential Pre-War land use categories.
- Oppose the removal of density limits from the “*Development Character*” of all Residential pre-war land use categories.

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 11:59 AM
To: Larry W. Massey Jr.
Subject: FW: Upper Mid-City Input (Master Plan reconsideration and modifications requested by Council)
Attachments: Upper Mid-City Input.pdf; ATT00001.htm

From: Karen Ocker [mailto:designko@earthlink.net]
Sent: Saturday, September 2, 2017 4:50 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <ltalley@nola.gov>; Paul Cramer <pcramer@nola.gov>
Cc: Susan G. Guidry <sgguidry@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>
Subject: Upper Mid-City Input (Master Plan reconsideration and modifications requested by Council)

Dear Mr. Rivers:

I appreciate your gracious offer.

Please consider this email a formal written request:

- that the attached 23 pages of Upper Mid City input be included in the Planning Commission packet for the September 12, 2017 meeting, and
- that ALL written comments and associated materials received timely by staff prior to 5pm Monday September 4, 2017 from citizens and neighborhood organizations, are similarly included in the Planning Commission packet for the September 12, 2017 CPC meeting.

We look forward to sending additional written comment for the October 10, 2017 meeting once we've had a chance to review Staff's report and recommendations.

Thank you.

Sincerely,
Karen Ocker

Attn: City Planning Commission
1300 Perdido Street, 7th floor
New Orleans, LA 70112

August 30, 2017

RE: Planning District 4, Upper Mid-City Input
Master Plan Text and Map Amendment modifications requested by Council

Dear Commissioners,

Please consider this letter and all attached maps, charts, photos and comments related to Mid-City, Planning District 4.

It has come to our attention that written comments received timely by Staff, will not be included in the Commission packet for the September 12, 2017 meeting. We have learned that staff intends to hold all written comments from citizens and neighborhood organizations until providing you with an October 3, 2017 packet, leaving the Commission only a brief time to review written comment prior to the vote. It is concerning that citizens and organizations who believe that their comments will be considered as "public input" in September and may not be able to attend the proceeding in person, may not have an opportunity for their opinions to be reviewed. We have been assured by Mr. Rivers that all written comments will be uploaded to the city website, and request that this Commission review those written comments along with the staff report provided in your packets. It is likely that once we all have a chance to review the staff report and recommendations there will be additional comments for the October 10th meeting.

Thank you for your consideration, and all the time and energy you have all put into the Master Plan.

Sincerely,

Karen Ocker

CONTENTS / INDEX

TEXT — Chapter 13 (former Chapter 14) Comments on Future Land Use TEXT modifications and FLUM category descriptions	3
TEXT — Chapter 13 (former Chapter 14) Council suggested modifications unrelated to the FLUM category descriptions	4
MAP—FLUM Map changes returned for reconsideration / retention of MUL General Comments on all 3 amendments in PD-4 / Mid-City	5
MAP of 3 PD-4, Mid-City changes returned for reconsideration or modification	6
CHART—Comparison of certain maximum density, bulk, area and misc. regulations within MUL vs. MUM allowable zoning classifications	7
WILLIAMS Map Amendment—Reconsideration / retention of MUL Comments in response to CPC Criteria and Guidelines	8-9
Block by block, letter by letter photos of all sites with additional information and/or comments on a few (<i>Exhibits j. - z. and aa. - ee.</i>)	10-23

UPPER MID-CITY INPUT—TEXT - FLUM CATEGORY DESCRIPTIONS

(Land Use Chapter 13 / former Chapter 14)

(g.) Residential Single Family Pre-War

g. 1. — STRONGLY SUPPORT deletion of “*on sites*” from the “*Range of Uses.*” Support for strict limits on location of commercial to “buildings” where former commercial use can be verified. Strongly opposed to nextending the exception to vacant lots.

g. 2. — OPPOSED to conversion of existing institutional or non-residential buildings to either “*Commercial*” or “*Mixed Use.*” Conversion through planned development should be strictly limited to Multifamily for larger existing structures and should not extend to vacant lots. SUPPORT insertion of “*buildings*” rather than “*uses*”.

g. — OPPOSED to removal of density limits from “*Development Character*”

(i.) Residential Low Density Pre-War

i. 1. — SUPPORT insertion of language in consideration of “*historical and architectural significance of the existing building, it’s structural integrity, whether the structure is or can be made compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood.*”

i. 2. — STRONGLY SUPPORT deletion of “*on sites*” from the “*Range of Uses.*” Support for strict limits on location of commercial to “buildings” where former commercial use can be verified. Strongly opposed tonextending the exception to vacant lots.

i. 3. — OPPOSED to conversion of existing institutional or non-residential buildings to either “*Commercial*” or “*Mixed Use.*” Conversion through planned development should be strictly limited to Multifamily for larger existing structures and should not extend to vacant lots. SUPPORT insertion of “*buildings*” rather than “*uses*”.

i. — SUPPORT allowing “*higher residential densities*” through planned development ONLY “*when a project is providing significant*” “*long-term affordable housing*” benefits. Please delete the ambiguous language “*public benefits such as.*” Inclusion of long-term affordable housing component should be mandatory to receive higher density allowances.

i.— OPPOSED to removal of density limits from “*Development Character*”

(k.) Residential Medium Density Pre-War

k. 1. — STRONGLY SUPPORT deletion of “*on sites*” from the “*Range of Uses.*” Support for strict limits on location of commercial to “buildings” where former commercial use can be verified. Strongly opposed tonextending the exception to vacant lots.

k. 2. — OPPOSED to conversion of existing institutional or non-residential buildings to either “*Commercial*” or “*Mixed Use.*” Conversion through planned development should be strictly limited to Multifamily for larger existing structures and should not extend to vacant lots. SUPPORT insertion of “*buildings*” rather than “*uses*”.

k. — SUPPORT allowing “*higher residential densities*” through planned development ONLY “*when a project is providing significant*” “*long-term affordable housing*” benefits. Please delete the ambiguous language “*public benefits such as.*” Inclusion of long-term affordable housing component should be mandatory to receive higher density allowances.

k. — OPPOSED to removal of density limits from “*Development Character*”

(l.) Residential Multifamily Pre-War

l. 2. — OPPOSED to conversion of existing institutional or non-residential buildings to either “*Commercial*” or “*Mixed Use.*” Conversion through planned development should be strictly limited to Multifamily for larger existing structures and should not extend to vacant lots. SUPPORT insertion of “*buildings*” rather than “*uses*”.

l. — OPPOSED to removal of density limits from “*Development Character*”

UPPER MID-CITY INPUT — TEXT

(Land Use Chapter 13 / former Chapter 14)

a. — OPPOSED to reconsideration or modification / Support the Commission Recommendation relative to authority of the Executive Director of the City Planning Commission, the City City Planning Commission, and Council regarding interpretation appeals of the Master Plan within “Administration of the Land Use Plan”

b. — SUPPORT Council requested modifications to “*Summary of Land Use Strategies and Actions*,” that create a new Goal in “*Developing an Environmental Plan*,” the Strategy of which is to “*Create an inventory of waste disposal, waste incineration, or other known sites where environmental toxins exceed federally mandated safety standards*” and Actions which “*Contemplate limiting certain types of developments / uses on contaminated sites to ensure that future uses will not negatively impact surrounding residents and citizens.*”

c. — Support Council requested modification on page 6 “Strategy” 1.D., “Actions” no. 5, deleting the action allowing development of environmentally sensitive areas in it’s entirety. Environmentally sensitive areas must be protected.

d — Support Commission recommendations / Oppose modifying Commission Recommendations on page 6, Goal 1, “Strategy” 1.B., “Actions” no. 14, to retain “Diversity New Orleans’ housing stock in new residential developments” and creating the proposed new language as an additional “Action” item.

e. No Objection Council requested modifications to the recommendation on page 8, Goal 2, “Strategy” 2.D., “Action” no. 11, “Create a modern wayfinding systems that enhances the ability of visitors to find their way around downtown design in a way that can be easily expanded throughout the City.” clarifying the proposed language to ensure the desired intent is clear and understandable.

f. — Support Commission Recommendations. / OPPOSE deletion of Action No. 11: “*Ensure compatibility of land use regulations in the places established by the Master Plan*” under “*Goal*” 3 “*Strengthen the city’s public realm and urban design character*”, “*Strategy*” 3.A., “*Provide guidance on desired characteristics of new development to property owners and the public.*”

q. — No objection to Council requested modification retaining the language integrating “*levees into the landscape*” in the first bullet “*Work with nature to enhance resilience*” under “*Promote Sustainability*” so the sentence will read, “*managing stormwater to slow subsidence, integrating levees into the landscape, including both gray and green infrastructure strategies, and other ways of working with nature to protect the city from rising seas and more frequent storms.*”

r. — Support Commission Recommendation as written The record should continue to accurately reflect Commission recommended denial to changes related to Industrial FLUM requested in TEXT Amendment 14-12. No objection to adding language that indicates the applicant withdrew the request later if that’s applicable. No support for changes originally requested by this applicant.

s. — Support Commission Recommendation as written The record should continue to accurately reflect Commission recommended denial to changes related to Industrial FLUM requested in TEXT Amendment 14-13. No objection to adding language that indicates the applicant withdrew the request later if that’s applicable. No support for changes originally requested by this applicant.

UPPER MID-CITY INPUT — MAP INPUT

M-17-412	ORDINANCE NO.	CURRENT FLUM	PROPOSED	RECOMMENDATION	SUGGESTED MODIFICATION	EXHIBIT	Page
PD-4 b.	PD-4-5	RLD-PRE	MUM	MUL	RETAIN CURRENT RLD-PRE	NA	5, 6
PD-4 d.	PD-4-49 or PD-4-52	TRANS	INDUSTRIAL	INDUSTRIAL	CHANGE TO INSTITUTIONAL	NA	5, 6
WILLIAMS	C.A.L.	MUL	MUM	MUL	RETAIN MUL	j. - ee.	5, 6-23

PD-4b: SUPPORT retention of Residential Low Density Land Uses suggested by the Council for the property at 3100-08 Banks identified as PD 4 b. in Motion M-17-412. This is consistent within input from more than 70+ neighbors and will help ensure that future development is not further intensified or expanded beyond what current zoning allows. ALL surrounding land use is RLD-Pre, even one other HU-MU property on the square. Consistency would be treating this lot the same. The surrounding uses and most zoning is low density residential. Please see attachments A & D.

For the record the owner and Councilmember promised a neighborhood agreement as a safeguard in exchange for approval of a zoning change to HU-MU. The only notarized neighborhood agreement ever entered into by the owner was reduced to one signed by a single outspoken proponent of development at the site who spoke before the Commission in support of changes. The neighborhood organization and 70+ near neighbors who opposed the change, have no legal standing. Promises made by Council and owner to secure various approvals were not met.

PD-4 d. SUPPORT Commission Recommendation for a change from TRANS to Industrial at 2901 Canal St. (the RTA Terminal). Council office confirmed, there are no known plans for redevelopment of this property. It is an occupied and vital part of our city's public transportation system not a vacant underutilized property, nor will there likely be development plans necessitating a change to allow more development options at anytime in the foreseeable future. Let's revisit this if and when RTA divests itself of the facility at which time we can carefully determine the best range of uses and intensity for this property surrounded on Bienville and side-streets by low density residential uses.

Williams: STRONGLY OPPOSED to change from MUL to MUM / SUPPORT Council suggested retention of MUL.

Please see photos letter by letter, square by square showing each site sent back for reconsideration of retention of MUL and detailed comments related to CPCs own Criteria and Guidelines.

The stated purpose of the change is to spur more housing units (and increased affordable set-aside through future smart mix zoning). The reality is, zoning classifications allowed in current MUL actually allow greater density than allowable zoning classifications in MUM both by right and even through planned development with a maximum density bonus approval. The change simply won't fulfill the stated objective. HU-MU zoning allowed in current MUL allows more density than MUM's allowable MU-1 zoning except for the ground floor (1 per 800 except the ground floor vs. 1 per 1,000). HU-RM1 allowed by our current MUL land use allows exactly the same density as MUM's allowable HU-RM2 zoning. How is this going to increase the number of allowable units? It doesn't seem to at all.

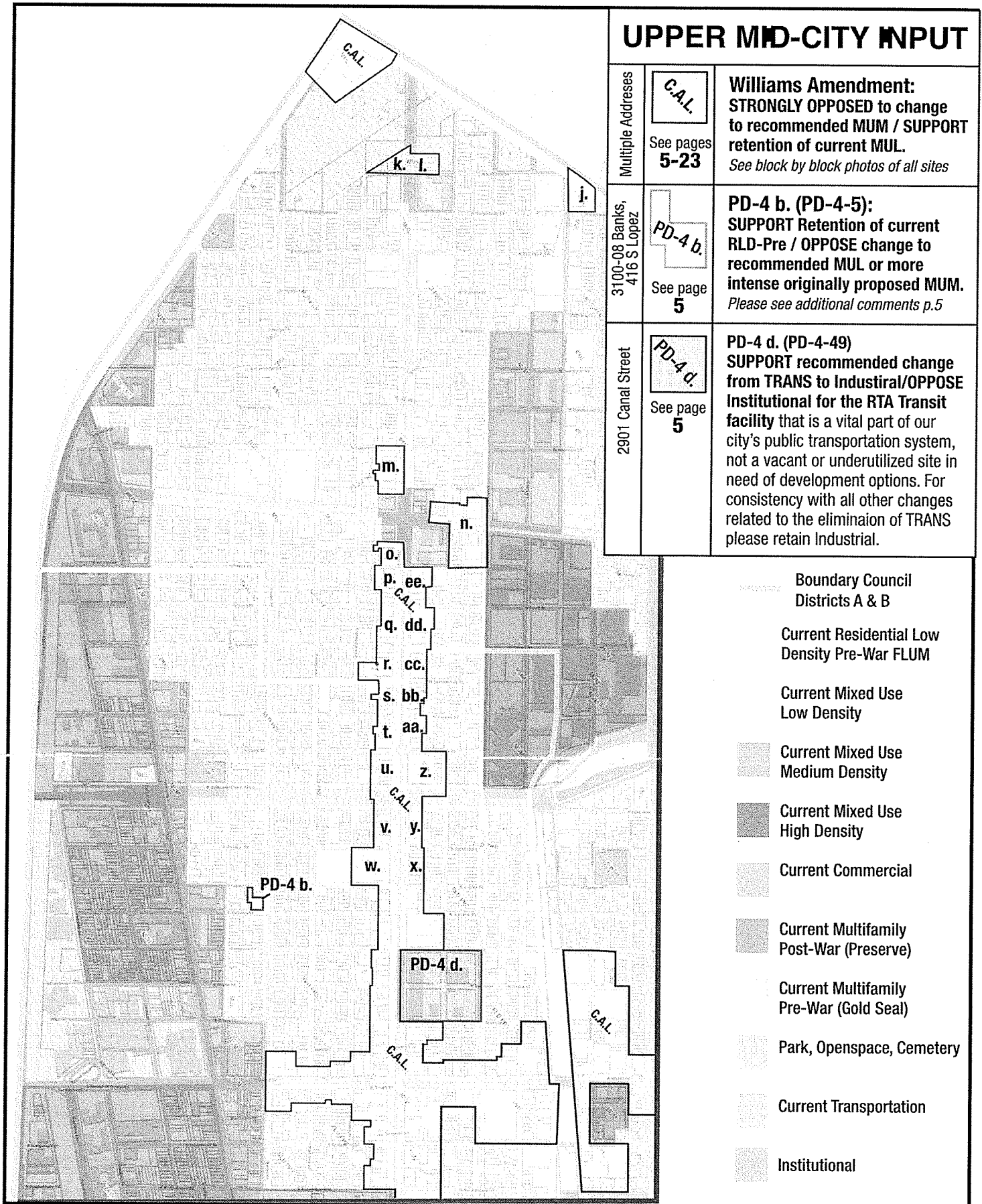
What will the indiscriminate change allow? Zoning which permits 60 foot building heights, up to 5-stories tall in areas predominated by single and two-story historic construction with a handful of occasional taller 3-story Mid-Century office buildings. It will allow zoning changes where area regulations are completely inconsistent with historic development patterns, more intense, unlimited size commercial uses, including auto-driven destination uses not typically thought to promote walkability. Allowable MUL zoning appropriately caps heights at 35-40 feet most consistent with development of the area. It limits the size of commercial; appropriately scaled to converted former historic residential structures that predominate the area. MUL promises a healthy and appropriate tiered transition from adjacent and adjoining lower density uses on the North side of Canal and RLD Pre and HU-RD2 zoning on the South side of Canal. MUL is the appropriate designation to minimize adverse impacts on surrounding residential and protect the quality of life of residents. MUL promotes walkability. It ensures parking shortages are not exacerbated. MUL protects our historic character best. It discourages demolition for larger construction and uses.

The change fails to meet criteria for MUM inclusion as a "Priority Transit development Area." These are not underutilized or vacant lots. A majority are fully occupied to capacity. The area is predominated by historic residential development and not limited to main corridors. It includes properties on dead-ends, residential side streets and residences. There's insufficient area on these smaller lots accommodate MUM capacity. Staff was also cognizant MUM would encourage demolition. MUM capacity can only be achieved on smaller lots through aggregation of multiple lots to make way for larger new construction, demolition of historic structures and alterations to an extent that historic structures are no longer considered contributing. The larger commercial uses the change promises would also threaten demolition to meet required parking. A recent change from NCDAC control (controlling demo of 35% of structure or and the facade) to less effective HDLC whole house demolition only control, paired with a change to MUM will leave Mid-City's National Historic District more vulnerable than ever.




The change sets a precedent for similar further intensification of land use five years from now for nearby parcels. It opens the door to zoning changes which allow intense, unlimited size, auto-driven commercial destination uses, with high trip generation including uses typically thought to be incompatible with adjacent residential or further compromise historic integrity of this historic neighborhood.












The change discourages desperately needed development where Mid-City needs it most, on the excessive number of vacant and underutilized lots on Tulane Ave just a few blocks away that are also within walking distance from the streetcar these changes target, and also along the number 39 Tulane Avenue bus.

FUTURE LAND USE MAP AMENDMENTS — PD 4



UPPER MID-CITY INPUT

Multiple Addresses	 See pages 5-23	Williams Amendment: STRONGLY OPPOSED to change to recommended MUM / SUPPORT retention of current MUL. <i>See block by block photos of all sites</i>
3100-08 Banks, 416 S Lopez	 See page 5	PD-4 b. (PD-4-5): SUPPORT Retention of current RLD-Pre / OPPOSE change to recommended MUL or more intense originally proposed MUM. <i>Please see additional comments p.5</i>
2901 Canal Street	 See page 5	PD-4 d. (PD-4-49) SUPPORT recommended change from TRANS to Industrial/ OPPOSE Institutional for the RTA Transit facility that is a vital part of our city's public transportation system, not a vacant or underutilized site in need of development options. For consistency with all other changes related to the elimination of TRANS please retain Industrial.

-  Boundary Council Districts A & B
-  Current Residential Low Density Pre-War FLUM
-  Current Mixed Use Low Density
-  Current Mixed Use Medium Density
-  Current Mixed Use High Density
-  Current Commercial
-  Current Multifamily Post-War (Preserve)
-  Current Multifamily Pre-War (Gold Seal)
-  Park, Openspace, Cemetery
-  Current Transportation
-  Institutional

COMPARISON OF POTENTIAL ZONING CLASSIFICATIONS THAT A CHANGE FROM CURRENT MUL TO MUM MIGHT ALLOW
 FUTURE ZONING CHANGES WOULD REQUIRE SEPARATE APPROVAL, HOWEVER THE PROPOSED CHANGE TO MUM OPENS THE DOOR TO THOSE CHANGES

		MUL Just some of the allowable zoning classifications in current MUL			MUM Just some of the allowable zoning classifications which would be allowed in MUM		
		HU-RD2 Two-Family Residential	HU-MU Neighborhood Mixed-Use	HU-PM1 Multi-Family Residential	HU-RM2 Multi-Family Residential	MU-1 Medium Intensity Mixed-Use	C-1 General Commercial
DENSITY	MINIMUM LOT AREA GREATEST ALLOWABLE DENSITY (MULTI-FAMILY)	1 dwelling unit per 2,000sf of lot area	1 dwelling unit per 800sf of lot area above the ground floor / 1 dwelling unit per 1,000sf on the ground floor	1 dwelling unit per 1,250sf of lot area	1 dwelling unit per 800sf of lot area	1 dwelling unit per 1,000sf of lot area	No minimum lot area provided Multi-Family not listed as a permitted use in C-1
	GREATEST ALLOWABLE DENSITY WITH APPROVAL OF PLANNED DEVELOPMENT	1 dwelling unit per 800sf of lot area Limited to existing structures	1 dwelling unit per 800sf of lot area	1 dwelling unit per 600sf of lot area	1 dwelling unit per 600sf of lot area	1 dwelling unit per 800sf of lot area	N/A
	GREATEST ALLOWABLE DENSITY WITH APPROVAL OF PLANNED DEVELOPMENT + MAXIMUM DENSITY BONUS	1 dwelling unit per 560sf of lot area Limited to existing structures	1 dwelling unit per 560sf of lot area	1 dwelling unit per 420sf of lot area	1 dwelling unit per 420sf of lot area	1 dwelling unit per 560sf of lot area	N/A
COMMERCIAL	MAXIMUM SIZE COMMERCIAL USE	3,000 sf use limit Over 3,000sf prohibited Limited to 1st fl. & existing footprint	5,000sf use limit Over 5,000sf requires conditional use Use over 10,000sf prohibited	3,000 sf use limit Over 3,000sf use prohibited Limited to 1st fl. & existing footprint	3,000 sf use limit Over 3,000sf use prohibited Limited to 1st fl. & existing footprint	Unlimited size commercial	Unlimited size commercial
	HOURS OF OPERATION	Limited to 6am through 10pm.		Limited to 6am through 10pm.	Limited to 6am through 10pm.	Unlimited)	Unlimited
HEIGHT	MAXIMUM ALLOWABLE BUILDING HEIGHT	35 feet	40' feet up to 3 stories	40' feet up to five stories	48 feet up to five stories	60' feet up to 5 stories	40' feet up to 3 stories
PARKING	PARKING EXEMPTIONS FOR NON-RESIDENTIAL USES	Exempt: Uses limited to office, studio, specialty restaurant, retail only.	Exempt: First 5,000sf Collective & Alternating Parking Land Banked Parking On-street spaces count	Exempt: Uses limited to office, studio specialty restaurant, retail only.	Exempt: Uses limited to office, studio specialty restaurant, retail only.	Exempt First 5,000sf Collective & Alternating Parking Land Banked Parking On-street spaces count	No sf exemption Collective & Alternating Parking Land Banked Parking On-street spaces count
	MULTI-FAMILY	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit
	FRONT YARD	See Section 11.3.A.2 Average on blockface	0' build-to-line, except if adjacent average greater than 5', see Section 12.3.B.2	See Section 11.3.A.2 Average on blockface	See Section 11.3.A.2 Average on blockface	None	Section 15.3.A.2 - average
	INTERIOR SIDE	Residential 3 feet Non-Residential: 5 feet Over 2 stories: 10 feet	None, unless abutting a residential zoning district then 3 feet (does not apply to lot abutting residential use, only zoning)	1-4 Unit or 1-2 story townhouse 3 feet Townhouse over 2-story or multi-family over 5 units 10 feet Non-Residential 5 feet.	1-4 Unit or 1-2 story townhouse 3 feet Townhouse over 2-story or multi-family over 5 units 10 feet Non-Residential 5 feet.	1-2 family 10% of lot width or 3 feet whichever is greater Townhouse: 10 feet Multi, Non-Resid/Mixed Use: None unless abutting residential zoning district then 5 feet (doesn't apply when abutting residential use, only when abutting residential zoning)	None, unless abutting a residential zoning district then 5' (does not apply where abutting residential use, only zoning)
	CORNER SIDE	Residential 3 feet Non-Residential/over 2 stories 10'	None, to a maximum of 5'	1-2 family See Section 11.3.A. 2-Story townhouse 3 feet Over 2-Story townhouse: 10 feet Multifamily 3-4 unit: 10% of lot width with a minimum of 3 feet Multi over 5 units / Non-Residential 10'	1-2 family See Section 11.3.A. 2-Story townhouse 3 feet Over 2-Story townhouse: 10 feet Multifamily 3-4 unit: 10% of lot width with a minimum of 3 feet Multi over 5 units / Non-Residential 10'	None	None, to a maximum of 5'
SETBACKS WHICH EFFECT PROXIMITY TO RESIDENTIAL USES AND DEVELOPMENT CHARACTER WITHIN HISTORIC NEIGHBORHOODS	REAR YARD	20% of lot depth or 15', whichever is less	Non-Residential / Mixed Use: None unless abutting a residential zoning district then 15' (does not apply to lot abutting residential use, only residential zoning)	1-2 family: 20% of lot depth or 15 feet whichever is less	Residential: 20' Non-Residential/Mixed-Use: None, unless abutting a residential district then 20' (does not apply to lot abutting residential use, only zoning)	Residential: 20' Non-Residential/Mixed-Use: None, unless abutting a residential district then 20' (does not apply to lot abutting residential use, only zoning)	None, unless abutting a residential district then 20' (does not apply to lot abutting residential use, only zoning)



Please check against CZO for accuracy, Draft 8-29-2017

WILLIAMS MUL to MUM AMENDMENT — INPUT RE: CPC CRITERIA / GUIDELINES

CPC Criteria and guidelines	Mid-City PD-4 Comments in response to criteria
<p>Sites need to have enough area to accommodate MUM capacity. Lots that do not provide enough lot area to accommodate higher density development were not included in staff's recommendation.</p>	<p>80 of approximately 115 sites are located on residential sized lots typical of historic Canal Street. 19 are somewhat larger (approx. two residential sized lots). The majority of the 115 sites simply do not have enough lot area to accommodate MUM density or capacity and should retain MUL.</p>
<p>Sites occupying entire squares or large corners are considered to be ideal locations for increased density while smaller lots in between these sites should remain low density.</p>	<p>Only 14 out of 115 appear to be large sites (not necessarily located on a corner). Just 1 appears to occupy an entire square. This is simply not enough to justify a blanket change to MUM from City Park Avenue down to N. Lopez Street. These are the exception, not the norm. To change 9 out of 115 sites to MUM is equivalent to spot zoning.</p>
<p>Staff was cognizant in its determinations that the allowance of increased density may encourage demolition requests and therefore did not recommend sites that would need more area to accommodate denser developments.</p>	<p>At least 90 of the sites retain original historic structures, with 75 out of 115 retaining original historic residential (or occasional mixed-use) construction therefore these sites would need more area to accommodate larger or denser development and should retain MUL. Please also consider that the recent loss of NCDAC which controlled demo of anything more than 35% of a structure or the facade that was replaced by inferior HDLC whole structure demo, paired with a change to MUM leaves these historic areas within the Mid-City National Historic district much more vulnerable.</p>
<p>The staff considered areas with low density zoning classifications and the possibility of creating situations where FLUM change would create large swaths of inconsistencies with the zoning.</p>	<p>MUL is consistent with the current HU-MU zoning. MUM would promise future zoning changes inconsistent with the predominant zoning in these areas. The change creates a huge inconsistency with treatment of similar MUL in other neighborhoods with similar HU-zoning where MUL has been retained. The criteria is not being applied evenly across the city. The result is a disproportionate amount of MUM proposed for historic neighborhoods in Mid-City while MUL is retained in all others including historic commercial corridors vs. historic residential corridors reconsidered in Mid-City. Our quality of life, and historic development character deserves equal consideration and that is best achieved by retention of MUL.</p>
<p>The proposed MUM designation description requires appropriate transitions to lower-density residential areas in order to mitigate the impacts on the residential area directly adjacent to the subject area. Thus, the adjacency to low-density neighborhoods was considered.</p>	<p>Adjacency to lower density residential neighborhoods was completely overlooked. Nearly all sites adjoin or are adjacent to lower residential uses that are within Mid-City's RLD -Pre / HU-RD2 areas, and also lower residential residential areas inappropriately folded into MUL land (blocks from N. Pierce to Jeff Davis between Bienville and Canal). Because of the proximity to these low density residential uses, retention of MUL is most appropriate and will help mitigate adverse impacts on residential. A leap from RLD-Pre or 1-2 family residential uses to MUM is neither an appropriately tiered or healthy transition.</p>
<p>Increased density is appropriate for areas around Lafitte Greenway and along Carrollton Avenue, Broad and Canal Streets as these areas are near amenities, schools, services and transit lines.</p>	<p>All properties in Mid-City are located near transit lines and amenities, but that in itself does not make a change to MUM an appropriate one. Many properties in Mid City and other Uptown neighborhoods or Carrollton are also near schools, amenities and transit yet recommendation was for retention of MUL. For consistency these sites must be given equal consideration of all CPC guidelines and criteria (not just this one). Additionally it should be noted that recommendation for some areas along these same streets were denied. The street name in itself should not be the determining factor in a change to MUM.</p>
<p>Interior sites located on the proposed sections of Iberville and Bienville Avenue between Jefferson Davis Parkway and David Street are typically smaller density sites. The historic land use pattern of these streets should be maintained.</p>	<p>The sites the Commission has been asked to reconsider includes sites within this area near Jeff Davis. A number of large parcels which are through lots also front Iberville. The area referenced in this guideline is predominantly low density residential historic land use pattern which was inappropriately folded into Mid-City's over-reaching MUL. Those uses and potential adverse impacts associated with a change to MUM must be considered.</p>

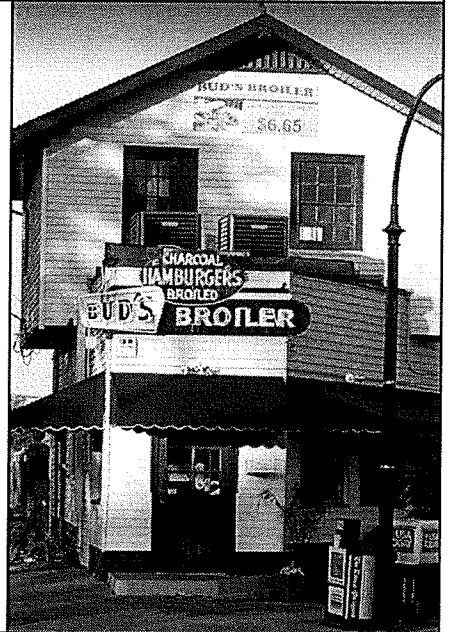
CPC Criteria and guidelines	Mid-City PD-4 Comments in response to criteria
<p>MUL should be maintained for sites located within a neighborhood and not a main corridor.</p>	<p>The area includes sites which front residential side-streets and dead-ends not located on a main corridor, and an occasional site which is a through lot with frontage on residential side streets. These should retain MUL land use.</p>
<p>The eastern portion of Canal Street between David Street and South Hennessey is mostly occupied by former residential structures that have been adaptively repurposed for offices and other low density residential uses and should remain low density character.</p>	<p>75 out of 115 sites reconsidered are similarly occupied by original historic low- density residential construction and either retain lower density residential use or have been adaptively repurposed for small office or commercial uses and should remain low density.</p>
<p>The sites near Tulane Avenue between S. White S. Scott Streets are typically too small to accomodate increased density as these are considered tiered-down from the more intense uses along Tulane Avenue.</p>	<p>A majority of sites the Commission has been asked to reconsider are similarly too small to accommodate increased density, therefore MUL is the appropriate tier-up from low-density residential areas. MUL is also the appropriate tier-down from more intense MUM in former industrial areas on an otherwise residential Bienville Avenue both below and above North Carrollton.</p>
<p>The Magazine Street Corridor was previously considered for higher density in earlier Master Plan discussions. It was considered more appropriate at the mixed use low density level.</p>	<p>Higher density was previously considered throughout Mid-City too. Similarly it was considered more appropriate at low density level including sites included in this reconsideration. Criteria and guidelines were not applied evenly for all Historic Urban neighborhoods. All but Mid-City largely retained MUL for larger historic commercial corridors where original construction is commercial. These areas include N. and S. Broad, N. Carrollton, Canal and City Park Avenue. In other neighborhoods, MUL has largely been confined to sites fronting the main corridor. For Mid-City far too many sites are located on residential side-streets and a dead-end street or residential blocks. The character of our historic neighborhood deserves as much consideration as every other HU neighborhood. So does our quality of life. We hope this reconsideration will afford us that same retention of MUL.</p>

CPC Criteria and guidelines	Mid-City PD-4 Comments in response to criteria
<p>•Areas currently designated as MUL that meet the following criteria for “Priority Transit-Oriented Development Areas”:</p> <ul style="list-style-type: none"> • Located within a 30-minute transit/walk commute of major job centers, • Currently underutilized or underdeveloped, without a previously existing consistent residential character • Within high-opportunity neighborhoods 	<p>All Mid-City parcels including RLD-Pre and MUL sites where a change to MUM has been denied are within 30 minutes of downtown and in what the city has recently deemed a “high opportunity neighborhood”. All are within walking distance to either a bus line or streetcar, or an approximate hour or less walk, yet we do not consider most for a change to MUM. This in itself should not constitute a change to MUM. Mid-City has ample large underdeveloped and vacant parcels along Tulane Ave which is appropriately MUM and MUH. We should revisit these changes once we get desperately needed development on Tulane Avenue. The majority of sites sent back to the Commission for reconsideration simply do not meet the criteria of being vacant or underutilized and fail to meet many of the guidelines for consideration of MUM. All are developed and occupied with few exceptions. There are approximately 90 out of 115 with historic construction (80 with historic residential construction) which should be preserved. There is also a glaring disparity between the sweeping proposal for Mid-City and recommendations of approval vs. how all other Historic Urban neighborhoods within equal distance of the CBD and downtown have been treated. These other neighborhoods meet this same criteria and are located near or on major transportation routes yet will retain MUL. We deserve equal consideration of our historic character and residential quality of life, as well as a consistent and balanced consideration of guidelines and criteria afforded to these other Historic Urban neighborhoods with larger parcels, and commercial construction which were recommended for retention of MUL.</p>

FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)
ORD. No.	79	Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed Use Low-Density for properties designated as such on square 623, bounded by N Anthony St., Saint Louis St., & City Park Ave.
MOTION	J	
COUNCIL	A	
UPPER MID-CITY INPUT		
 		<p><i>Note: Ordinance No. 79 returned to Commission for reconsideration includes both Square 623 (one parcel) and the entirety of Square 617.</i></p>



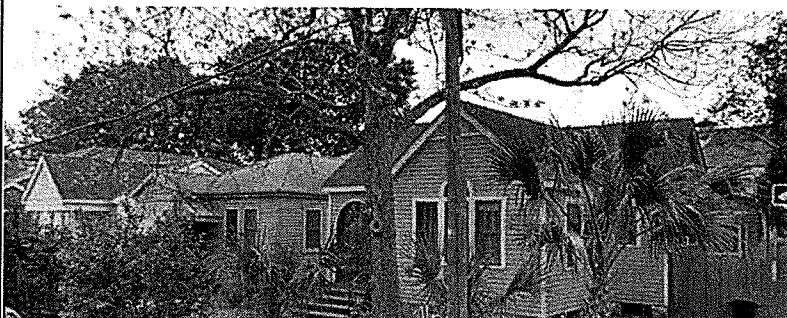
Square 623, 500 City Park, Bud's Broiler — Strongly opposed to MUM for this residential sized triangular shaped lot which is the iconic, historic original Buds Broiler location. We ask that this not be folded into any change to MUM. The change does not encourage preservation of this occupied historic mixed use structure. The lot is also so small it can not accomodate MUM capacity. It can't even be aggregated or combined with other lots to reach MUM capacity because it's surrounded by streets, railroad tracks and a cemetery. Please keep Bud's Broiler MUL.



Square 617— Ordinance #79 includes Square 617 fronting N Bernadotte, N Anthony and Toulouse as well as City Park Ave. Neighborhood input has consistently remained that Square 617 also retain current Mixed Use Low-Density. All buildings are currently occupied to capacity serving the neighborhood and Delgado students. Current MUL already allows for greater expansion beyond the strip-mall and snoball stand developed today, without any change. Retention of MUL would help restrict height, scale and bulk to that of the historic neighborhood on the river side of City Park Ave and help ensure that future zoning changes do not have adverse impact on low density residential uses and zoning surrounding two sides of the square. However, in fairness while preference remains for MUL the structures don't appear to be historic, and the site is located near multiple more efficient bus routes (versus an inefficient tourist driven streetcar) which may explain the Council's wisdom in only retaining MUL for Bud's Broiler across the street.





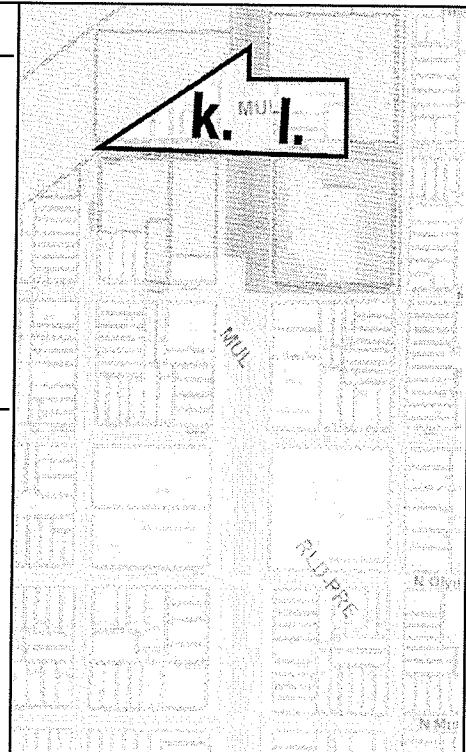
Square 617, a through lot has it's greatest frontage on otherwise residential Toulouse St. and the dead-end 500 block of North Bernadotte which includes low density residential use and RLD-pre land use. A healthy tiered transition from these low density residential uses or from RLD-Pre is a transition to MUL 1-3 stories allowed by MUL is most appropriate considering prevailing 1-2 story historic development surrounding the site. Please also re-consider retention MUL for square 617.



opposing corner of the RLD-Pre residence in 500 block N. Bernadotte

RLD-Pre residences on opposing blockface on Toulouse

FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)
ORD. No.	80 & 81	<p>k. Consider modifying recommended change to Mixed Use Medium Density vs. retaining Mixed Use Low Density for properties designated as such on square 845, bounded by Bottinelli Pl., Canal St., Saint Patrick Cemetery No. 1.</p> <p>I. Consider modifying the recommended change to Mixed Use Medium Density vs. retaining Mixed-Use Low Density for properties designated as such on square 628, bounded by N Anthony St., Canal St., Helena St. extended, & Iberville St.</p> <p>(100 blocks of (private, dead-end) Bottinelli Pl., the 100 block of N Anthony St. and the 4900 block of Canal)</p>
MOTION	k, l	
COUNCIL	A	
UPPER MID-CITY INPUT		
 		



4900 block of Canal (North Side)
and 100 block north Anthony
4900 block of Canal (South Side)



Rear view of properties which have several doors and gates to adjoining cemetery

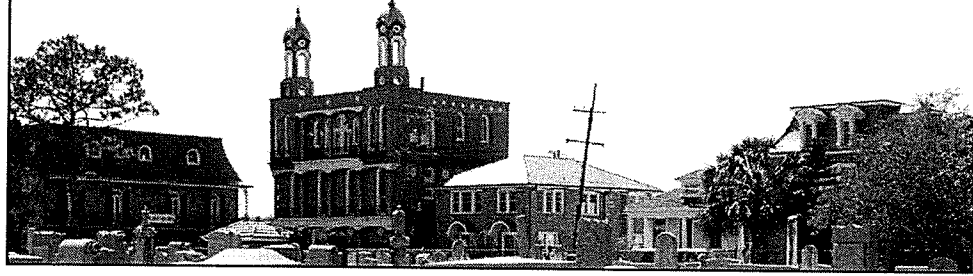
Change to MUM is inconsistent with years of true community input that formed current MUL land use, including input from the owner of all properties on the south side of Canal, cemetery oversight and business owners. Unless that owner recently requested MUM, we remain adamantly opposed.

This fails to meet criteria for MUM inclusion as a "Priority Transit development Area." There are no underutilized or vacant lots. There's insufficient area to accommodate MUM capacity. A change would create an inconsistency, rather than correct one. Staff's Report describes Canal above Hennessey as occupied by historic residential structures that should remain MUL. Staff stated MUL should be maintained for residential sites not on a main corridor. This area includes historic residential structures and uses on smaller lots including those located on dead-end Bottinelli Place and the 100 block of N Anthony. Staff stressed the importance of tiered approach and healthy transitions. A leap from surrounding RLD-Pre to MUM, is a leap that takes "healthy" out of "healthy transition," creating an MUM island in a residential area. Staff recommended denial for similar sites in throughout the City and this area should be treated the same for consistency. Staff was also cognizant the request would encourage demolition. At this site, MUM capacity or development beyond what exists could only be reached through demolition or alteration which compromise historic structures beyond recognition. The recent replacement of NCDAC demo control (more than 35% of structure or facade) with inferior HDLC (whole structure demo control only), paired with a change to MUM, significantly increases vulnerability. These are both architecturally and culturally significant structures rooted in the neighborhood's rich funerary and stone carving history, contributing to the scenic vista and historic character of the area founded in the late 1840s bringing a stream of tourism dollars to upper Mid-City businesses. It is worthy of extra preservation consideration. The change would set a precedent along the last remaining historic residential stretch of Canal Street spared commercial encroachment, increasing likelihood of similar inappropriate changes in the future.

MUM also allows zoning changes to classifications which allow 5-story, 60 foot heights, more intense zoning including uses which threaten quality of life for adjacent residents and peaceful visitation and burial of loved one's in adjoining Tememe Derech and St. Patrick cemeteries. MUL already sufficiently allows appropriately scaled, neighborhood serving commercial and multifamily in existing historic structures.

The change is unnecessary to achieve successful mixed use development. We've had it right here for more than half a century with an amazing, healthy mix of commercial, affordable residential, and compatible, much needed health, fitness, and social mental health service uses which serve our community. We simply don't need to encourage greater development here—we need it on Tulane Avenue.

100 Block of private Bottinelli Place (private dead-end street)
5 of 7 historic structures on the S. side of Canal front dead-end side street, not a main corridor.



FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)
ORD. No.	82	Consider modifying change to Mixed Use Medium Density vs. retaining Mixed Use Low Density for properties designated as such on square 783, fronting Canal, bounded by S Carrollton Ave., Cleveland Ave., S Solomon St., & Canal St
MOTION	m	
COUNCIL	A	

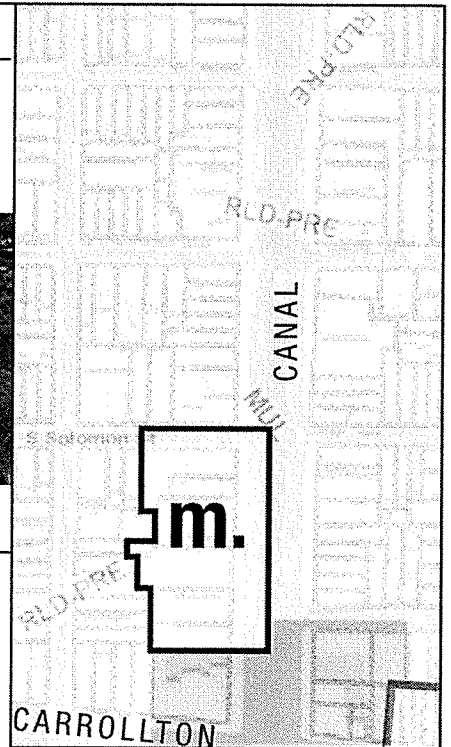
UPPER MID-CITY INPUT



4130 Canal: Historic single-family residential construction used as law office



4162 Canal: Historic residential construction



MUM is inconsistent with years of true community input that resulted in MUL on the map. The change fails to meet criteria for MUM inclusion as “Priority Transit development Area.” These are not underutilized lots. There’s insufficient area to accommodate MUM capacity. Staff noted MUL should be maintained for residential sites not on a main corridor. While this is Canal St., it’s not a main commercial corridor. Canal from David to City Park Ave., has several blocks that retains historic residential zoning and use. MUM creates an inconsistency, rather than correcting one. A change encourages further intensification, sets a precedent for similar changes in the future increasing the likelihood of further commercial encroachment in the future.

In their reasons for denial of MUM in the next block and opposing blockface, Staff noted these blocks were *occupied by historic residential structures that should remain MUL* overlooking the historic residential construction on this blockface. There are just two exceptions which are significant HDLC landmarks. Staff was cognizant the request would encourage demolition. At this site, MUM capacity or development beyond what exists could only be reached through demolition or alteration beyond recognition including two HDLC Landmarks. The recent replacement of NCDAC control (demo of more than 35% of structure or a facade) with inferior HDLC (whole structure demo control only) paired with MUM, significantly increases vulnerability. These architecturally significant structures reflect both original turn of the century residential development of Canal St. and one of the most significant examples of Mid-Century modern architecture within the entire city.

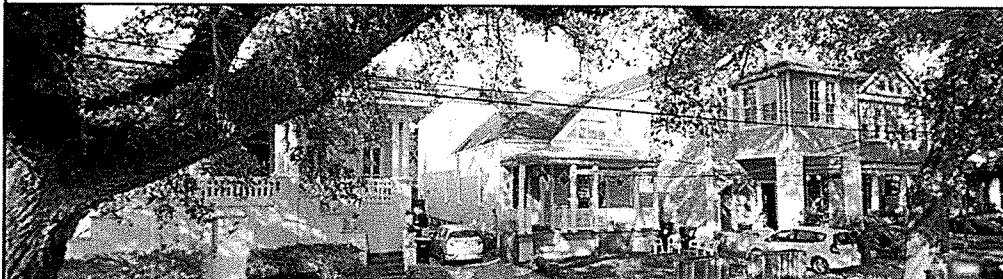
Staff also stressed the importance of tiered approach and healthy transitions. A leap from adjoining RLD-Pre to MUM is the leap that takes the “healthy” out of “healthy transition.” Ultimately, MUM allows zoning classifications that allow 5-story, 60ft. heights grossly inconsistent with the character of the neighborhood’s predominating 1-2 story historic residential construction. Future zoning changes may also allow intense uses that are incompatible with adjoining RLD-Pre property. A transition from MUM to adjoining RLD-Pre is not a tiered or “healthy transition.” Accessory parking lots for a few of these sites has entry on residential Cleveland Ave. There is an extreme parking shortage in the neighborhood due to nearby Jesuit to such an extent it has posed threats to life and safety preventing emergency vehicles from reaching residents in need. We have a lot of underdeveloped MUM two blocks away and on Tulane Ave. where we desperately need MUM development. This just isn’t the right fit. MUL allows appropriately scale commercial and multifamily consistent with this area without any change.



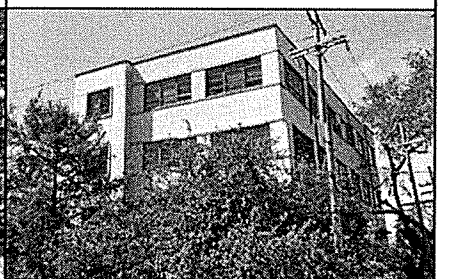
4152 Canal: 2-story, single-family historic residential construction readapted for VOA (office use. office).



4140 Canal: Curtis & Davis Automotive Life Insurance Bldg., 2-story HDLC Landmark which is the Mid-City N.O. Public Library

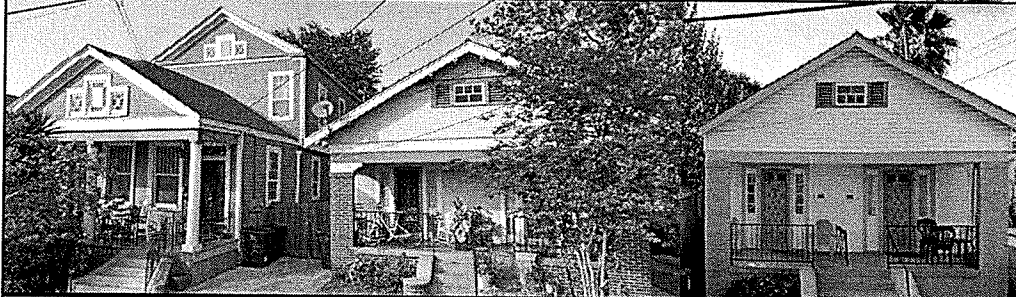
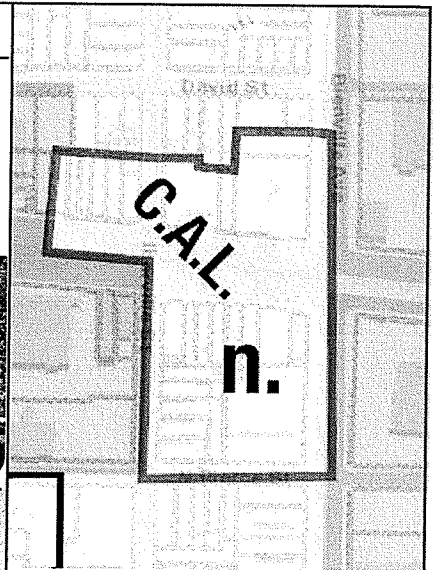
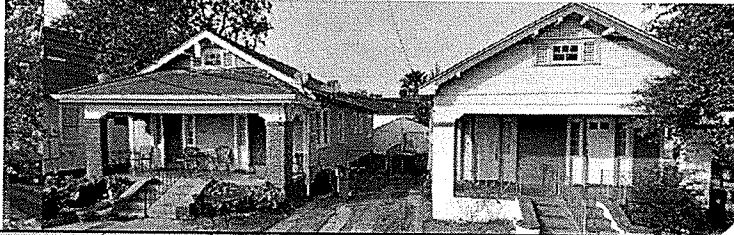


Opposing Block Face: 4100 Block of Canal Street: Commission recommended retaining MUL on this same block. A change to MUM across the street creates an inconsistency.



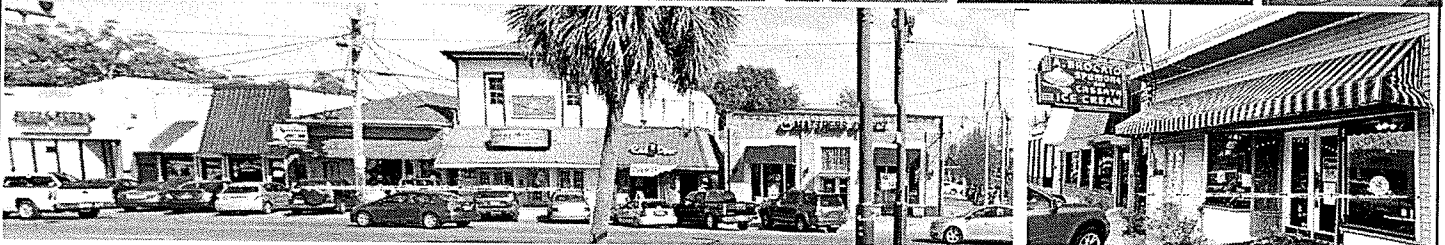
4176 Canal: Singer Sewing Company, HDLC Landmark (fully occupied office bldg)

FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)
ORD. No.	84	Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties on square 532, fronting Canal St., bounded by N Pierce St., Iberville St., N Carrollton Ave., and Bienville Ave., specifically lots 17A, 18A, 19, 20A 21, 22, and M containing the municipal addresses 213 N. Pierce, 4001-03, 4005-07, 4009-11, and 4021 Iberville
MOTION	n.	
COUNCIL	A	
UPPER MID-CITY INPUT		



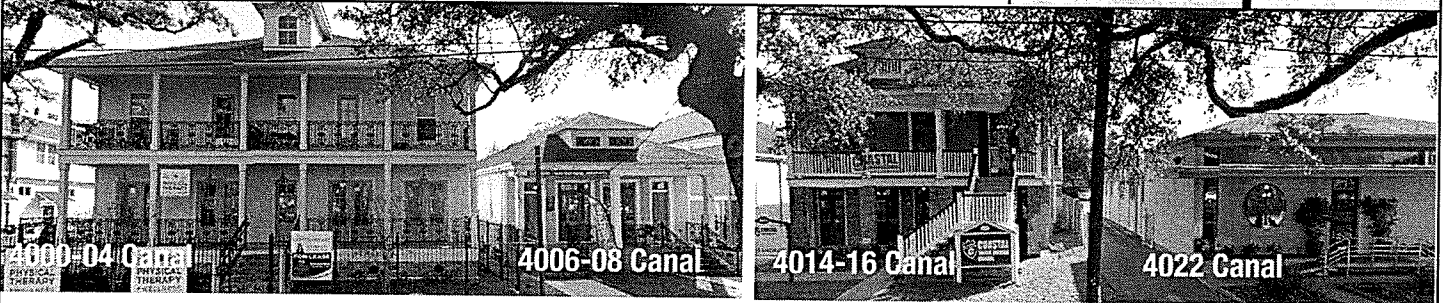
STRONGLY OPPOSED TO MUM
 4021 Iberville,
 4009-11 Iberville
 213 N. Pierce
 4005-07 Iberville
 4001-03 Iberville

ALSO OPPOSED TO MUM at the following locations included in Ordinance No. 84 not listed: 200, 206, 208-210, 212 and 216 N Carrollton (river side), and 125, 127, 133, 135, 139-141 N Carrollton (lakeside) and 2023 Iberville.





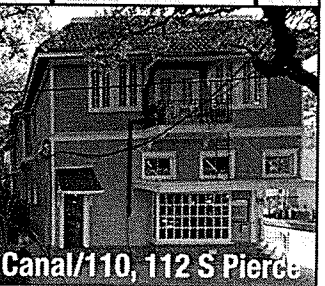
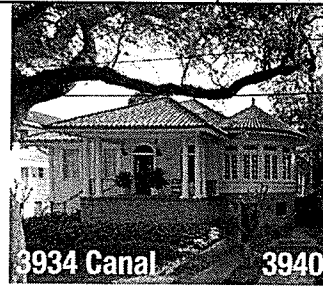
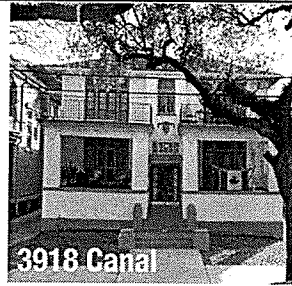
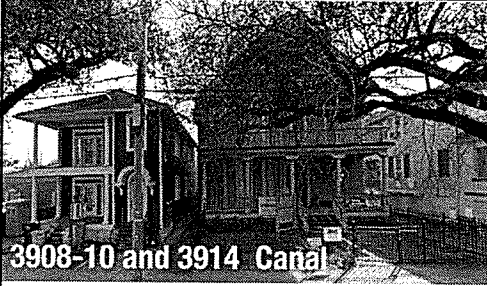
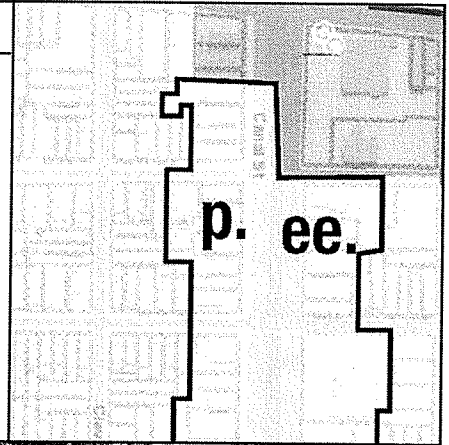
Strongly opposed to MUM for properties included in Ordinance No. 84. Please retain MUL for the entirety of the area described in No. 84, not just a few addresses mentioned in M-17-412. MUM is totally inappropriate. Some sites should've never been designated MUL in the first place. MUL allows more appropriately scale commercial and multifamily development consistent with the character of the area without any change. A change to MUM fails to meet criteria for MUM inclusion as "Priority Transit development Area." In their reasons for denial of MUM throughout their report Staff had noted blocks *occupied by historic residential structures should remain MUL*. Residential sites and historic residential construction not located on a main corridor N. Pierce and Iberville should not be included. Additionally, this side of Bienville from City Park Avenue to N Telemachus is predominated by historic residential development which is occupied except the intersection at N Carrollton. A jump from low density residential uses to MUM fails to promise the tiered *healthy transition* described by Staff. These are occupied properties which are not vacant or underutilized. Staff was cognizant the request would encourage demolition. MUM capacity or development beyond what exists can only be reached through demolition or alteration of sites beyond recognition. These parcels have insufficient area to accommodate MUM capacity encouraging aggregation of multiple residential sized lots for larger development. A change to MUM proposes further intensification of residential areas and sets a precedent for similar changes nearby in the future. Finally, MUM allows zoning classifications which would be inappropriate in these areas even through a later separate approval, allowing 5-story or 65ft. heights and insufficient setbacks threatening the character of the neighborhood. Future zoning changes may also allow intense uses that are incompatible with adjoining residential use even through an additional approval. There is ample MUM on the other side of Bienville near the Lafitte greenway ripe for MUM development. Making all mixed use MUM is inconsistent with good land use practices and the tiered approach generally supported by staff.

FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)	
ORD. No.	86	Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 756, bounded by S. Pierce St., Cleveland Ave., S Carrollton Ave., and Canal St.	
MOTION	o		
COUNCIL	A		
UPPER MID-CITY INPUT 			

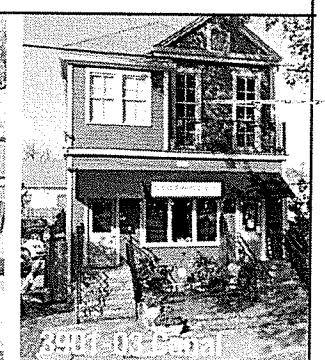
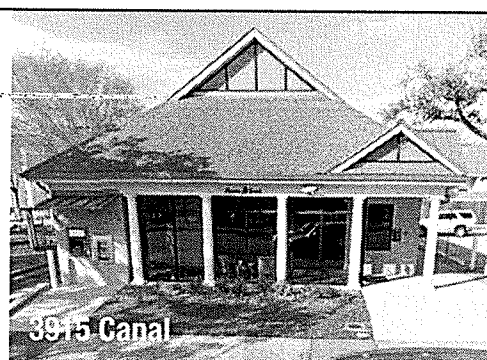
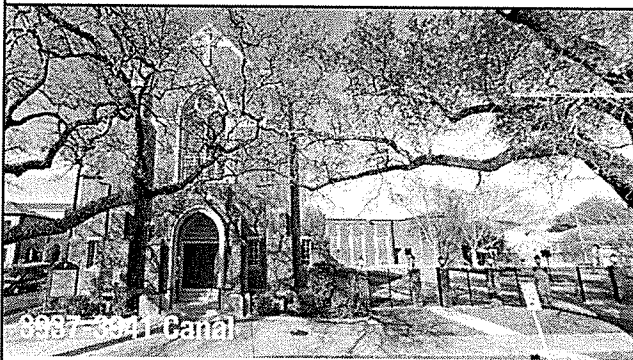
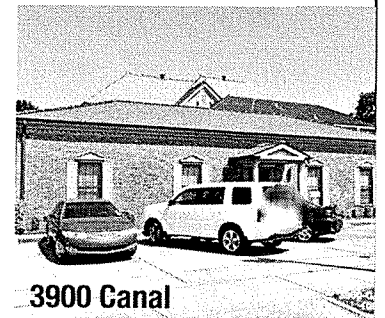


These sites include historic residential construction on smaller lots which do not have sufficient in size to accomodate MUM capacity and should remain MUL. The largest site is a double residential-sized lot. The sites adjoin low density residential land use and zoning. Adverse impacts on these surrounding residential uses can not be sufficiently mitigated. MUM encourages aggregation of smaller sites and demolition to make way for larger MUM capacity, required parking for larger uses and larger structures. Similar sites on Canal right across Carrollton were denied. For consistency, these similar parcels with residential construction converted to small office uses should also be denied.

FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)
ORD. No.	87,127	<p>p. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 755, bounded by S Scott St., Cleveland Ave., S Pierce St., and Canal St.</p> <p>ee. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 534 facing Canal St., bounded by N Scott St., N Pierce St., and Iberville St.</p>
MOTION	p., ee.	
COUNCIL	A	
UPPER MID-CITY INPUT		
 		

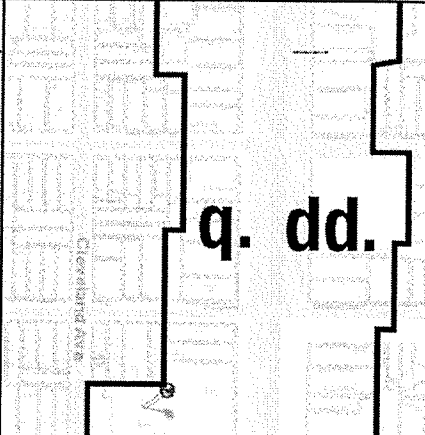


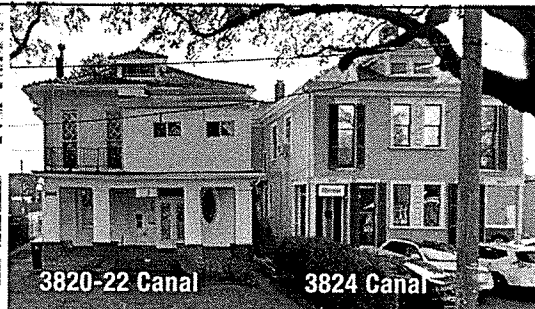
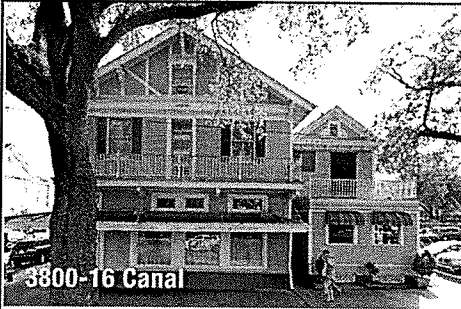
p. There are six (6) sites on typical residential sized lots on the South side of Canal. All but one are historic residential construction. Some are converted to small office or mixed use, while others retain low density residential use. Size of these lots isn't sufficient in to accomodate MUM capacity. All adjoin low density residential land use and zoning, where adverse impacts on residential uses can not be sufficiently mitigated. MUM is not a tiered or appropriate transition from RLD-Pre. MUM encourages aggregation of smaller lots, and demolition to make way for larger MUM capacity, required parking for larger uses, and larger buildings. While Canal is considered a 'main' corridor it is historically, a residential corridor. That character including predominant 2 story heights on most blocks should be preserved. Allowable zoning in MUM inappropriately allows 60 foot heights up to 5 stories which is grossly inappropriate.



ee. There are three (3) sites on the North side of Canal. 3901 Canal is 2-story historic residential construction converted to mixed use with a restaurant on the ground floor. 3915 Canal is new 1-story construction on an interior lot. The 3rd site is an active, occupied historic church and private school typical of institutional uses allowed and often located in residential areas. The historic construction should be preserved. The property is not limited to a main corridor. Portions front Iberville which is largely residential low density use from N Pierce to Jeff Davis despite being included in Mid-City's over-reaching MUL. Adverse impacts of larger, more intense commercial uses can not be sufficiently mitigated. Allowable zoning in MUM also allows up to 60 foot heights up to five stories which is grossly inconsistent with the predominant historic 2 story development along Canal Street.

EXHIBIT Q & DD

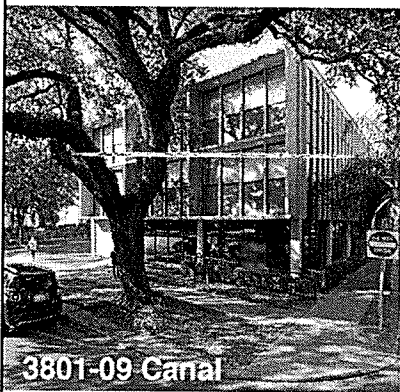
FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)	
ORD. No.	88,126	q. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 732, bounded by S Cortez St., Cleveland Ave., S Scott St., and Canal St.	
MOTION	q, dd		
COUNCIL	A		
UPPER MID-CITY INPUT		dd. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 505 facing Canal St., bounded by N Cortez St., Canal St., N Scott St., and Iberville St.	



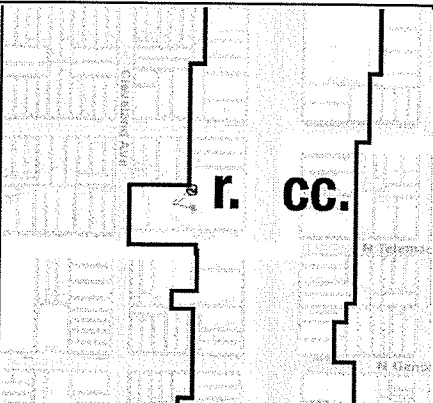


3824 Canal

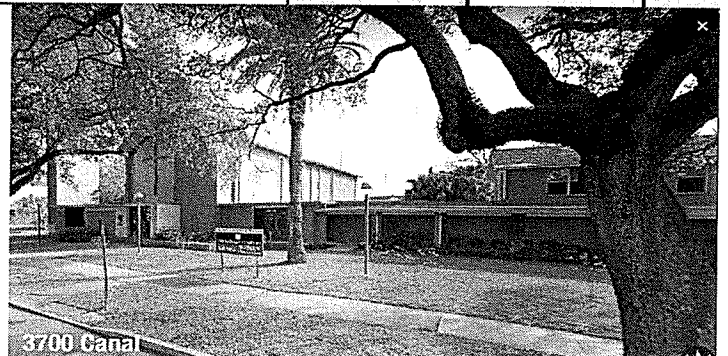
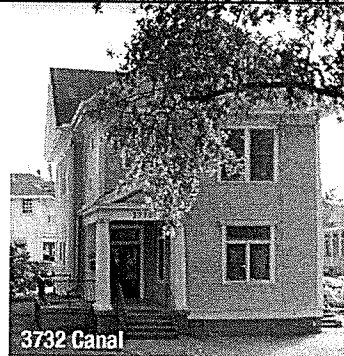


q. There are four (4) sites in the 3800 block of Canal (South side). All but one are historic residential in original construction. One small retail store on the corner is recent construction. Mandina's aggregated 3 lots into one and forms the other corner. These former residences have been converted to small office and commercial uses. There is insufficient size on these smaller sites accommodate MUM capacity and should remain MUL. A jump from RLD-Pre to MUM is not a tiered or appropriate transition. All sites adjoin RLD Pre and HU-RD2 low density residential zoning and uses, where adverse impacts on adjacent and adjoining residential uses can not be sufficiently mitigated. MUM encourages aggregation of multiple historic residential sites and demolition to make way for larger MUM capacity, required parking for larger uses, and larger new construction to meet MUM density.



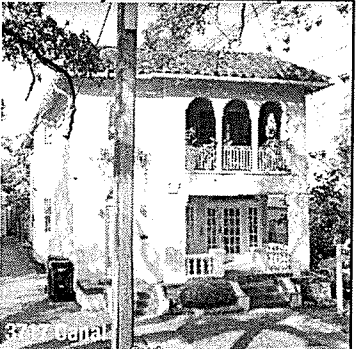
dd. There are two (2) sites on the North side of the 3800 block of Canal. 3827 Canal is Schoen funeral home, and a 1931 Spanish Revival-style renovation of the former ornate Queen Anne residence originally constructed at the site. (<https://prcno.org/news/schoen-funeral-home/>) 3801-09 Canal is the Mid-Century modern, Schoen Life Insurance Building designed by architect, John M. Lachin, Jr. While these are larger corner sites, they are not confined to a main corridor. They are fully occupied, not underutilized or vacant sites. Both front residential side streets where adverse impacts on low density residential inappropriately folded into Mid-City's over-reaching MUL can not be sufficiently mitigated. There is a severe parking shortage for residents on N Cortez, N Scott and Iberville. MUM allows more intense unlimited size commercial uses which are incompatible with the surrounding low-density residential. A change to MUM will exacerbate these problems. Staff was cognizant that a change would encourage demolition. These sites are significant both architecturally and culturally as part of our neighborhood's rich funerary history and must be preserved. A recent change from NCDAC to inferior HDLC whole structure demolition (vs. previous control over demo of more than 35% of a building or the facade) paired with a change to MUM puts these significant structures at risk.

FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)	
ORD. No.	89	r. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 731, bounded by S Telemachus St., Cleveland Ave., S Cortez St., and Canal	
MOTION	r.		
COUNCIL	A		
UPPER MID-CITY INPUT  		Fronting the 3700 block of Canal, 3700 block of Cleveland, and 100 block of S Telemachus There are two (2) historic residential structures with a mix of residential and small office use. The 3rd site is Grace Episcopal School and Church which fronts two residential Streets.	



2 of 3 sites do not have sufficient in size to accomodate MUM capacity. 2 do not occupy an entire square or larger corner and are developed with historic residential structures on smaller lots which should remain MUL. All sites adjoin or are adjacent to RLD Pre and HU-RD2 low density residential. Adverse impacts on adjacent and adjoining residential uses can not be sufficiently mitigated. MUM encourages aggregation of multiple hisoric residential sites and demolition to make way for larger MUM capacity, required parking for larger uses, and larger new construction to meet MUM density. While Grace Episcopal site is currently vacant, retaining MUL will ensure that intense unlimited sized commercial uses do not have adverse impacts on the RLD-Pre low density residential side streets it fronts. MUM does not provide a tiered or appropriate transition from RLD-Pre.

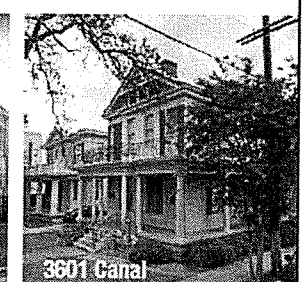
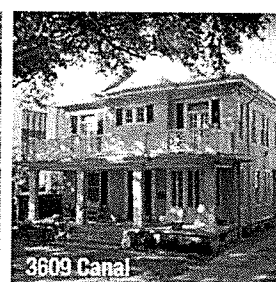
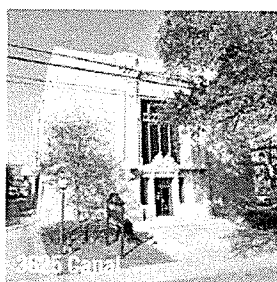
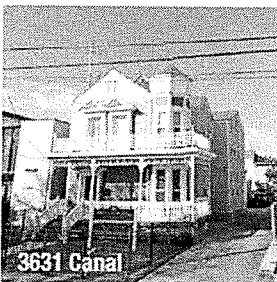
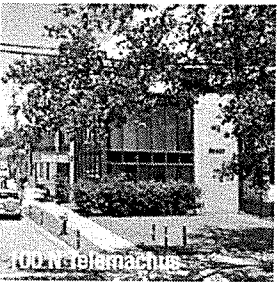
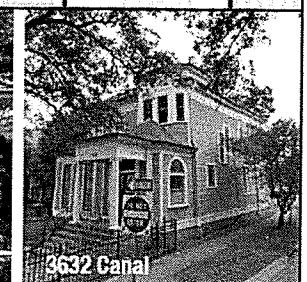
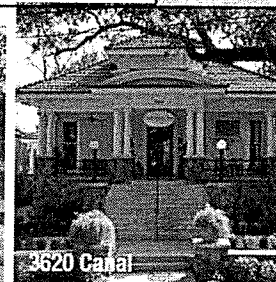
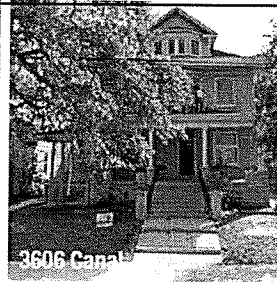
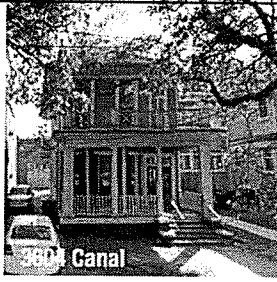
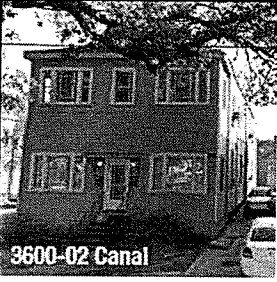
FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)	
ORD. No.	125	<p>cc. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 504 facing Canal bounded by N Telemachus St., Canal St., N Cortez St., & Iberville.</p>	
MOTION	CC.		
COUNCIL	B		
UPPER MID-CITY INPUT 		<p>This North side of the 3700 block of Canal has five (5) sites. All but one are historic single-family residences in original construction on small residential sized lots. One (1) is historic multifamily on a double-lot. All are occupied with residential or conversion to small office use and adjoin low density residential included in Mid-City's over-reaching MUL land use</p>	



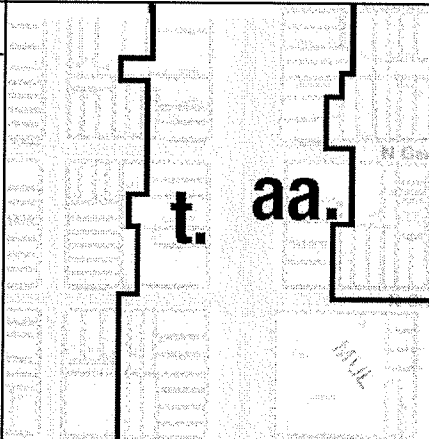
These sites do not have sufficient in size to accomodate MUM capacity. They do not occupy an entire square or larger corner. These sites developed with historic residential structures on small residential sized lots should remain MUL. The sites adjoin low density residential uses in Mid-City's over-reaching MUL where adverse impacts on adjacent and adjoining residential uses can not be sufficiently mitigated. MUM encourages aggregation of multiple hisoric residential sites and demolition to make way for larger MUM capacity, required parking for larger uses and larger structures.

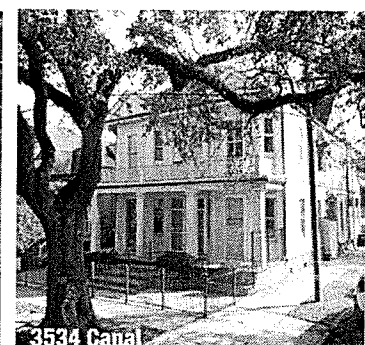
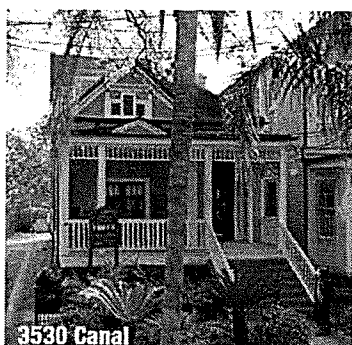
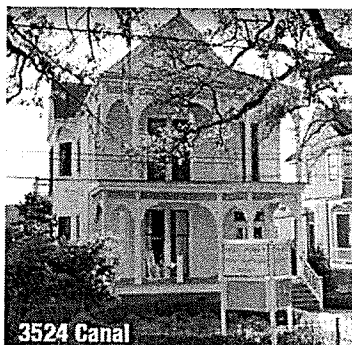
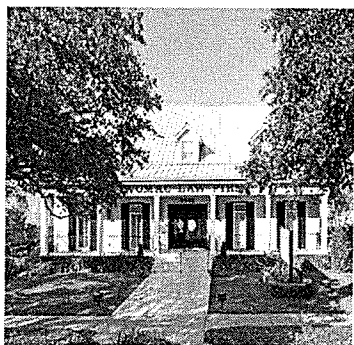
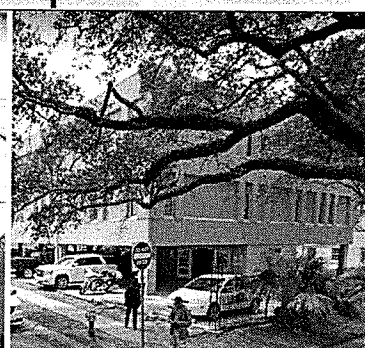
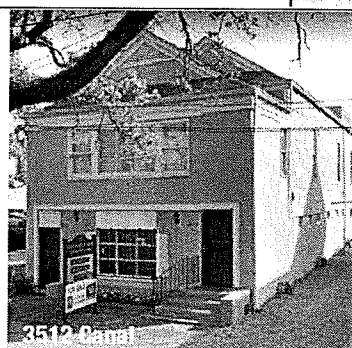
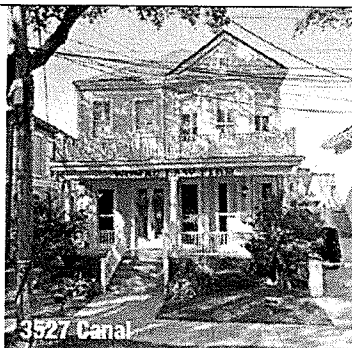
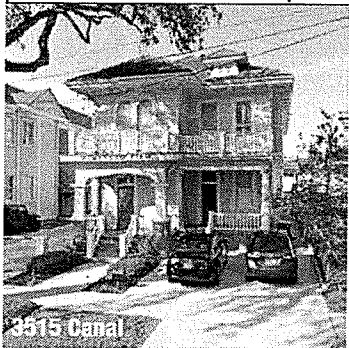
EXHIBIT S & BB

FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)	
ORD. No.	90,123	s. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 709, bounded by S Genois St., Cleveland Ave., S Telemachus St., and Canal	
MOTION	s., bb.		
COUNCIL	B		
UPPER MID-CITY INPUT		bb. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 479, facing Canal St., bounded by N Clark St., Canal St., N Genois St., and Iberville St.	



All 10 sites are historic construction, with 8 of those 10 being historic lower density residential construction. Two are commercial construction and accommodate smaller office uses. None are above MUL zoning's allowable 2-3 stories. Some of these former residences have been converted to small office while others retain low density residential use. The size of a majority of these lots is simply not sufficient in to accommodate MUM capacity. Greater heights allowed by MUM zoning classifications are inconsistent with the character of the area. All sites adjoin low density residential use. MUM adverse impacts from higher density or larger, more intense commercial uses can not be sufficiently mitigated. MUM is not a tiered or appropriate transition from RLD-Pre or the low density residential uses inappropriately folded into Mid-City's over-reaching MUL on the North side of Canal. A change encourages aggregation of smaller lots, and demolition to make way for larger MUM capacity, required parking for larger uses and buildings. While Canal is considered a 'main' corridor it's historic development was as a residential corridor. That character including predominant 2 story heights on blocks that retain that predominant character should be preserved. MUL is the best way to accomplish that. Allowable zoning within MUM inappropriately allows 60 foot heights and up to 5 stories, more intense unlimited size commercial uses which are inappropriate for the surrounding neighborhood and this block of Canal Street.



FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)	
ORD. No.	91,123	t. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 708, bounded by S Clark St., Cleveland Ave., S Genois St., and Canal St.	
MOTION	t., aa.		
COUNCIL	B		
UPPER MID-CITY INPUT		Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 478 facing Canal St., bounded by N Clark St., Canal, N Genois St., & Iberville St.	

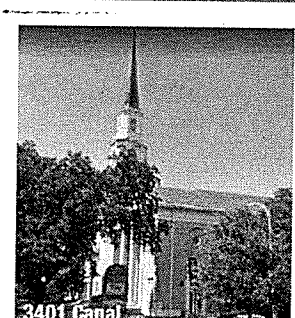
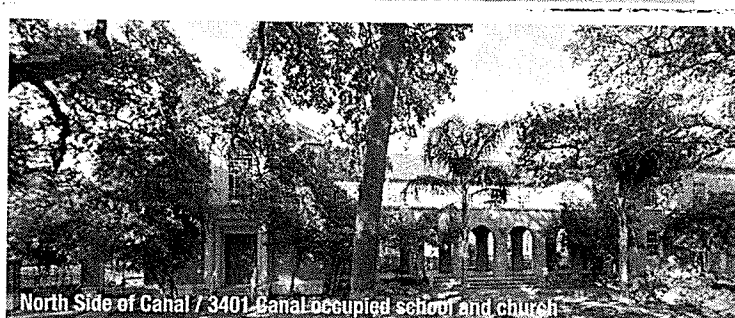
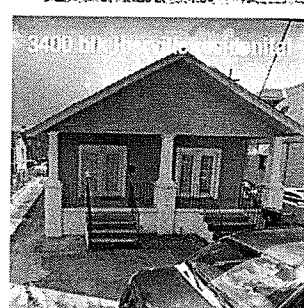
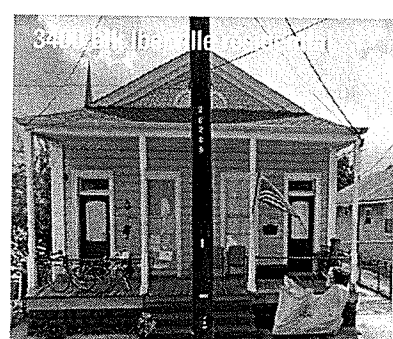
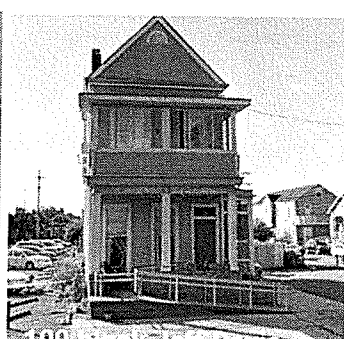
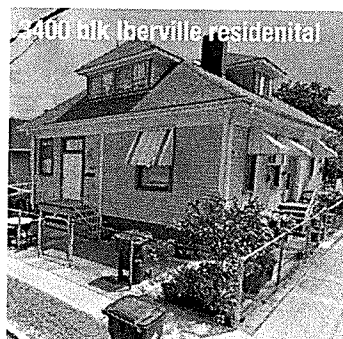
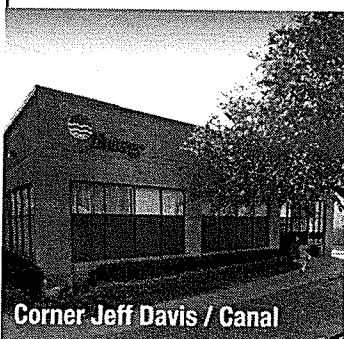
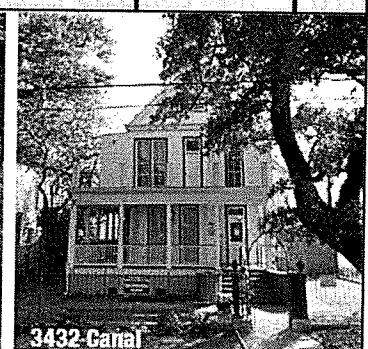
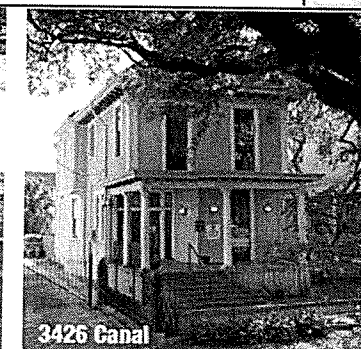
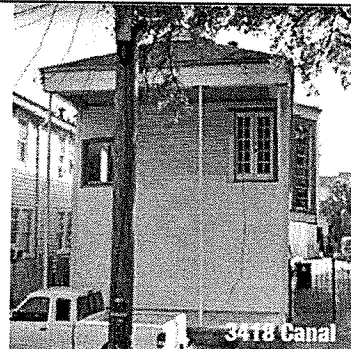
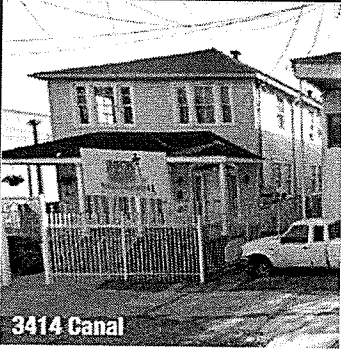
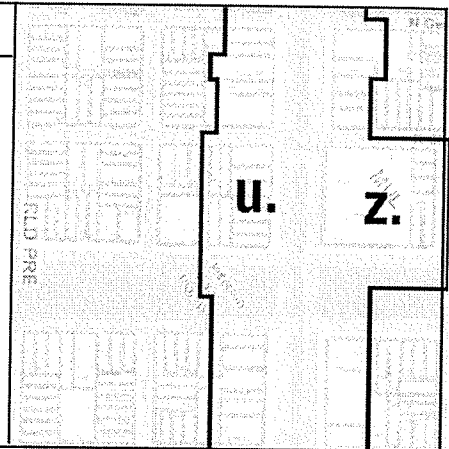


There are 9 sites, with a majority being historic low-density residential construction typical along Canal Street. Some retain residential use while others have been converted to smaller office uses. One is a Mid-Century 3-story office building.

None are above 35-40 foot and 3 stories allowed by MUL's allowable zoning. Lot size is simply not sufficient in to accommodate MUM capacity. Greater heights (60 foot heights and up to 5 stories) allowed by MUM zoning classifications are inconsistent with the character of the area. Sites adjoin or are adjacent to lower density residential uses where adverse impacts from higher densities or larger, more intense commercial uses can not be sufficiently mitigated. MUM is not a tiered or appropriate transition from RLD-Pre on the South Side of Canal or the low density residential uses inappropriately folded into Mid-City's over-reaching MUL on the North side adjoining these sites. A change encourages aggregation of smaller lots, and increases potential for demolition to make way for larger MUM capacity, required parking for larger uses and buildings. While Canal is considered a 'main' corridor it's historic development was as a residential corridor. That remains the prevalent development character of this area.

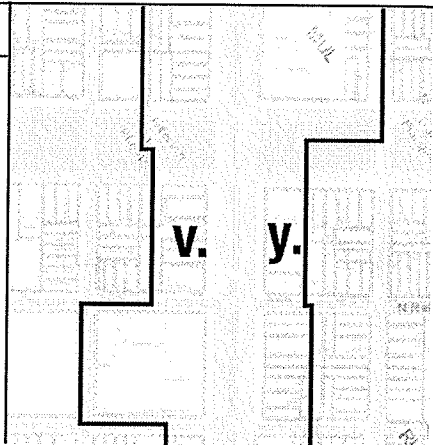
EXHIBIT U & Z

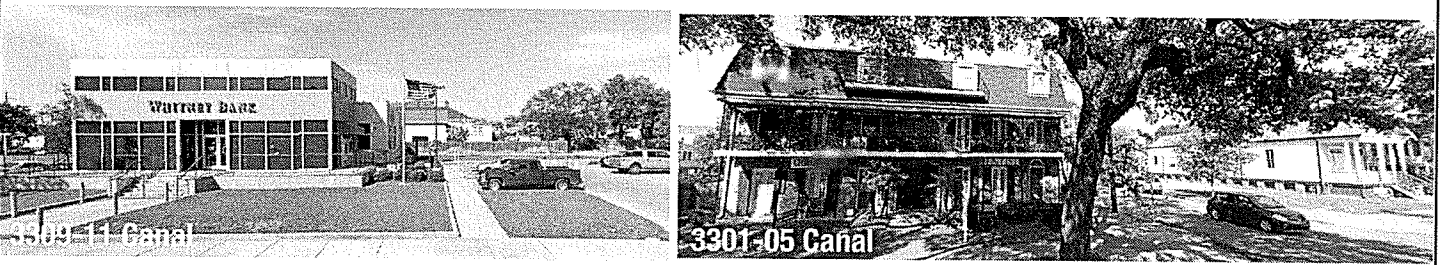
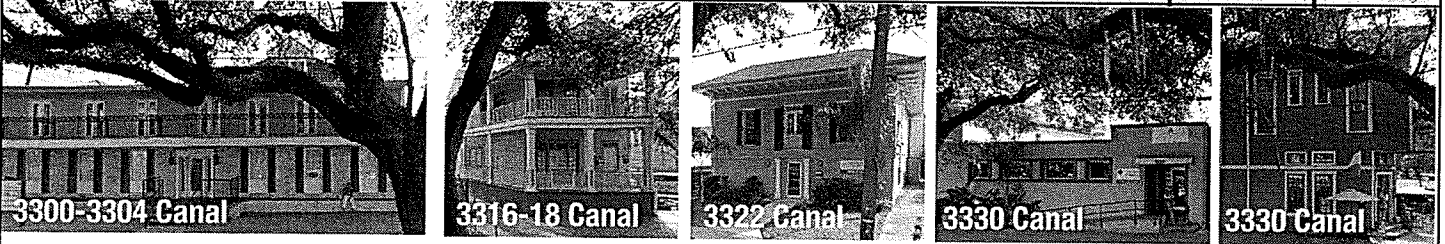
FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)
ORD. No.	92,122	u. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 684, bounded by S Jeff Davis Pkwy, Cleveland Ave., S Clark St., and Canal St.
MOTION	u., z.	
COUNCIL	B	z. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 453, bounded by N Jeff Davis Pkwy, Canal St., N Clark St. and Iberville St.
UPPER MID-CITY INPUT		
 		(fronting 3400 block of Canal, 3400 block of Iberville, 100 block of both S and N Clark and 100 blocks of S & N Jeff Davis



Nearly half of these sites are located on Iberville, not on a main corridor. All but one are historic residential or institutional construction rather than larger commercial. Surrounding uses on both sides of this block are lower-density residential, where adverse impacts from higher densities or larger, more intense commercial uses can not be sufficiently mitigated. With the exception of the occupied active church and school, traditionally found in residential neighborhoods, none of these structures is greater than 2-stories. MUM is not a tiered or appropriate transition from RLD-Pre on the South Side of Canal or the low density residential uses inappropriately folded into Mid-City's over-reaching MUL included in this change on Iberville Street. A change encourages aggregation of smaller lots and increases potential for demolition to make way for larger MUM capacity, required parking for larger uses and buildings. This block clearly has prevalent historic residential development referenced by staff when denying MUM elsewhere along Canal and should retain MUL.



EXHIBIT V & Y

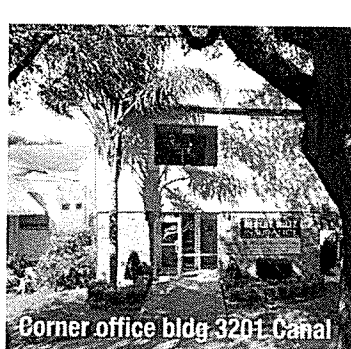
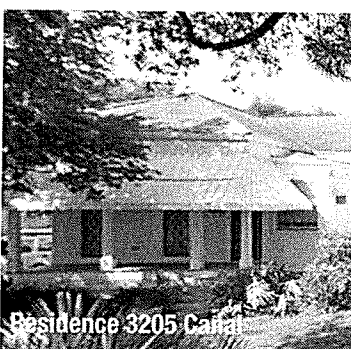
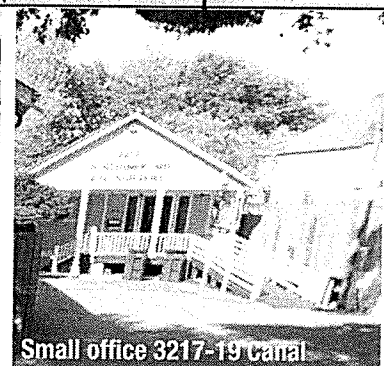
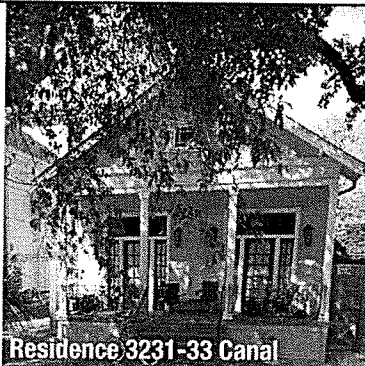
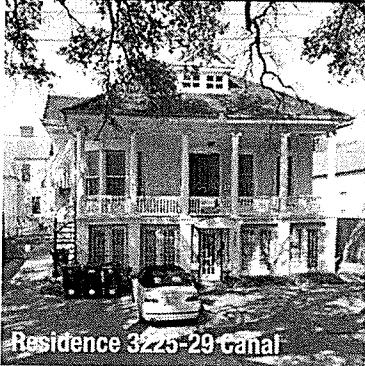
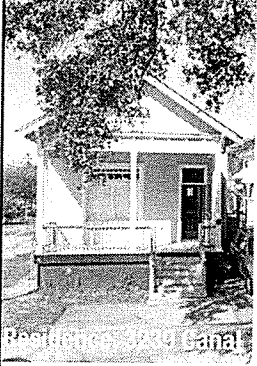
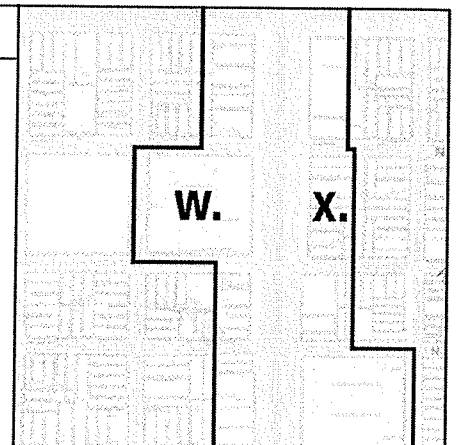
FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)	
ORD. No.	93,121	v. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 683, bounded by S Rendon St., Cleveland Ave., S Jeff Davis Pkwy., and Canal St. (#93 in ordinance Attachment A)	
MOTION	v., y.		
COUNCIL	B		
UPPER MID-CITY INPUT		y. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 452 facing Canal St., bounded by N Rendon St., Canal St., N Jeff Davis Pkwy, and Iberville St. (fronting 3300 block of Canal)	



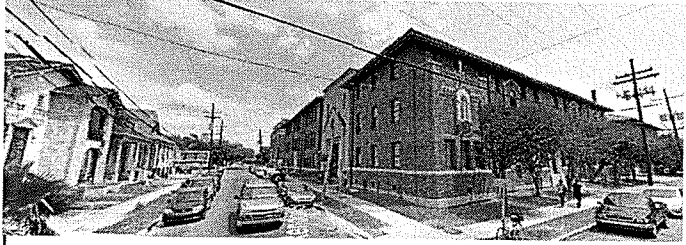
This area is a mix of historic residential and new construction limited to 1-2 stories which predominates both Jeff Davis and Canal Street. Most are on smaller residential scale lots, particularly on the South side of Canal. All are adjacent to or adjoin lower density residential uses where adverse impacts from more intense larger commercial uses or densities can not be sufficiently mitigated. It appears all are smaller office uses, with a bar and a bank located at two corners of Jeff Davis. Sites on the South side are smaller lots typical of residential development along historic Canal Street and are too small to accommodate MUM capacity. The historic development character of Canal and Jeff Davis near this intersection is otherwise historic low density residential use. On the north side the Whitney Bank does have a large corner parcel but it too abuts residential uses. MUM for this exception is the equivalent of a spot zone and would create an inconsistency rather than correct one.

EXHIBIT W & X

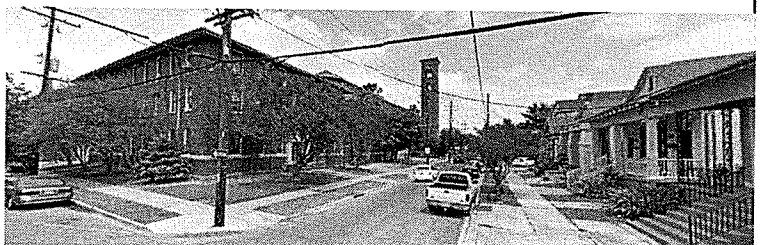
FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)
ORD. No.	94,120	w. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 658, bounded by S Lopez St., Cleveland Ave., S Rendon St., and Canal St.
MOTION	w., x.	
COUNCIL	B	
UPPER MID-CITY INPUT		x. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 423, bounded by N Lopez St., Canal St., N Rendon St., and Iberville St.
 		(fronting 3200 block of Canal, 3200 block of Cleveland, 100 block of S. Lopez, 100 block of S. Rendon)



x. All but one site are low density, 1-2 story, historic residential construction and even current use. Small lots can't accommodate MUM capacity without demolition. Adjacent to residential where adverse impacts of larger density or commercial can't be sufficiently mitigated



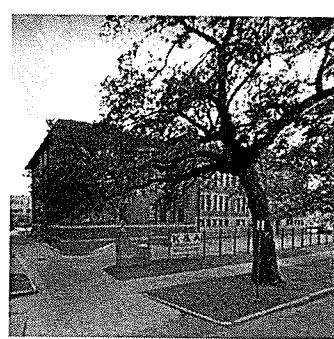
fronting Cleveland Ave and residential side-street (S Rendon)



fronting Cleveland Ave and residential side-street (S Lopez)



fronting South Side Canal



w. A change to MUM is unnecessary. The site isn't vacant or underutilized. In fact, the former Sacred Heart School was just recently developed and occupied by multifamily which includes affordable units without a change. It is one out of approximately 115 lots that is actually an entire square but is completely surrounded by 1-2 family low density residential and Morris Jeff School. Historic structures also front side streets (Cleveland, S. Rendon and S. Lopez) and is not limited to a main corridor. It is an appropriate conversion that preserves the areas historic development character.

Codi E. Davis

From: CPCinfo
Sent: Tuesday, September 05, 2017 8:28 AM
To: Larry W. Massey Jr.
Cc: Paul Cramer
Subject: FW: Ammendments to Master Plan Ammendments

Follow Up Flag: Follow up
Flag Status: Flagged

From: Mary MYSING-GUBALA [<mailto:marygubala@bellsouth.net>]
Sent: Friday, September 01, 2017 3:23 PM
To: CPCinfo; rdivers@nola.gov; Leslie T. Alley
Cc: Susan G. Guidry; LaToya Cantrell; James A. Gray; Jason R. Williams; Nadine M. Ramsey; Jared C. Brossett; Stacy S. Head
Subject: Ammendments to Master Plan Ammendments

Dear City Planning Commission Members and City Council Members:

I am not sure why I am writing this, as in the past few years I feel that most of you do not care about the opinions of the vast majority of your constituents in Mid-City. However, the fact that the council was willing to reconsider at least some of the changes proposed in the Master Plan Amendments has once again given me hope. I would appreciate your consideration of the following.

TEXT AMENDMENTS NO. M-17-411

Land Use Chapter 13 (Former 14) items:

a. ~~Oppose reconsideration or modification / Support the Commission Recommendation~~ relative to authority of the Executive Director of the City Planning Commission, the City City Planning Commission, and Council regarding interpretation appeals of the Master Plan within "Administration of the Land Use Plan"

f. ~~Oppose~~ deletion of Action No. 11: "Ensure compatibility of land use regulations in the places established by the Master Plan" under "Goal" 3 "Strengthen the city's public realm and urban design character", "Strategy" 3.A., "Provide guidance on desired characteristics of new development to property owners and the public." (M-17-411 Chapter 13 former 14, f)

g., i., k and l.

Residential Single Family Pre-War (M-17-411 Chapter 13 former 14, g),

Residential Low Density Pre-War (M-17-411 Chapter 13 former 14, i),

Residential Medium Density Pre-War (M-17-411 Chapter 13 former 14, k) and

Residential Multifamily Pre-War (M-17-411 Chapter 13 former 14, l)

Oppose allowing conversion of certain existing institutional or other non-residential buildings to Commercial or Mixed Use under "Range of Uses." Limit Conversion to Multifamily to encourage more affordable housing

units.

Oppose removal of density limits from all.

A more progressive approach to our housing problem, whether affordable housing or not, would be to add value, accessibility and economic growth to underdeveloped areas of the city with an infusion of tax and investment incentives. Keep the density limits in place, protect the scale and character of historic neighborhoods as an essential asset of the city and incentivize development for underserved areas, including adding more transit lines, building and small business incentives and infrastructure.

An up-zoning of the more traveled corridors of an historic core neighborhood like Mid-City will increase developmental rights including height, scale and intensity of use, with no guarantee that affordable housing will be built. This could potentially allow for 3 to 5 story buildings, exacerbating inappropriate commercial encroachment into adjacent residential blocks. It could increase the pressure for demolition of entire blocs of historic singles and doubles to make land available for new construction. This does not demonstrate a commitment to the human scale, urban environment New Orleans is noted for. Redevelopment strategies to increase the housing stock should promote the redevelopment of available land and underutilized structures, thus contributing to appropriate growth.

In short, I am opposed to basically unchecked increases in density and rampant commercial development in our neighborhood. If I am not mistaken, we in Mid-City already have a disproportionate amount of MUL, MUM and MUH properties as opposed to the rest of the city. We do not have the city services nor the infrastructure to support these increases. We have had 2 major shoot outs 3 blocks from my home in the past several months. My property has flooded 2 times in the past 2 months. But this is my home, my lovely heterogeneous neighborhood where I have been for 23 years. I ask you, as our representatives, to improve our neighborhood, not destroy it.

Sincerely,

Mary Mysing-Gubala, Ph.D.

319 S. Genois St.

New Orleans, La. 70119

Codi E. Davis

From: CPCinfo
Sent: Tuesday, September 05, 2017 8:27 AM
To: Larry W. Massey Jr.
Cc: Paul Cramer
Subject: FW: Master Plan Future Land Use Text and Map Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

From: BayouStJohnLafitte NeighborhoodOrganization [<mailto:bayoustjohn.lafitte@gmail.com>]
Sent: Friday, September 01, 2017 3:07 PM
To: CPCinfo
Cc: Susan G. Guidry; T. Gordon McLeod
Subject: Master Plan Future Land Use Text and Map Amendments

City Planning Commission
1300 Perdido Street, 7th floor
New Orleans, LA 70112

September 1, 2017

Dear Commissioners:

We are much opposed to the "C.A.L." or "Williams Amendment" that proposes a land use change from Mid-City's current Mixed Use Low Density, to a much more intense Mixed Use Medium Density.

We are asking that you reconsider your recommendation and retain the current Mixed Use Low Density for property in Mid-City, City Park Avenue, Canal Street, Carrollton Avenue and Broad St.

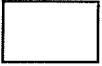
Given the infrastructure problems that have recently come to light after the rain events of July 22th and August 5th, it would be folly to allow intensive commercial and multi-unit high-rise residential development here. The last thing this area needs is more concrete. Both business owners and residents have suffered enough flooding losses.

It seems to us, the wise thing to do would be to correct the current major infrastructure deficits. The City administration should be spending time, effort, and our public funds on fixing the problems that plague our neighborhood and the entire City. Meetings should be about putting into action the "Water Wise" recommendations and fixing our drainage system so that people can live and work here comfortably. Perhaps 15 or 20 years down the road, we can revisit this idea of additional growth and development.

We are, therefore, very much opposed to the elimination of density limits in RSF-Pre, RLD-Pre, RMD-Pre, RMF-Pre land use categories. The current Master Plan already provides a wide range of opportunity for varying densities without changes to the Master Plan the residents and City officials worked so hard to pass.

Respectfully,

Veda Manuel, President
Bayou St John-Lafitte Neighborhood Organization
[\(504\) 909-9944](tel:5049099944)



Virus-free. www.avg.com

Codi E. Davis

From: CPCinfo
Sent: Tuesday, September 05, 2017 8:47 AM
To: Larry W. Massey Jr.
Cc: Paul Cramer
Subject: FW: Master plan input

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Debra [<mailto:bcswdebra@aol.com>]
Sent: Monday, September 04, 2017 9:12 AM
To: Robert D. Rivers; Leslie T. Alley; CPCinfo
Subject: Master plan input

Good morning

This letter, sent before the written deadline, is to provide input on the proposed Master Plan changes. As I am unable to attend the September 12 meeting, I request that my input be provided to the Commissioners in their packet, prepared by staff in advance of that date.

I strongly oppose any language which provides for the continued encroachment of commercial into residential neighborhoods and request that "on sites" be deleted from Range of Uses in all references to Residential Pre-War within the Text Amendments. This exception should be retained only for existing buildings where previous commercial uses can be verified and not extended to vacant lots. I further oppose any change which would provide for the conversion of institutional and non-residential buildings to commercial and/or mixed use in these areas and support only their conversion to multi-family

I oppose any allowance of density bonuses unless they are specifically tied to mandatory inclusion of long-term affordable housing PROVIDED ONSITE OF THE PLANNED DEVELOPMENT.

I oppose the Institutional designation for the RTA transit facility.

I am in strong opposition to CM Williams' amendment which changes MUL to MUM on and near Canal St., Broad St, City Park Avenue and North Carrollton.

Thank you for your consideration.

Sincerely

Debra Voelker
Mid-City resident

Codi E. Davis

From: CPCinfo
Sent: Tuesday, September 05, 2017 8:47 AM
To: Larry W. Massey Jr.
Cc: Paul Cramer
Subject: FW: Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

From: Romney [<mailto:romney@sugarjournal.com>]
Sent: Monday, September 04, 2017 10:52 AM
To: CPCinfo
Cc: Robert D. Rivers; Susan G. Guidry; LaToya Cantrell; agray@nola.gov; jawilliams@nola.gov; Nadine M. Ramsey; jbrossett@nola.gov; Stacy S. Head
Subject: Master Plan

Dear City Planning Commission Members and City Council Members:

I am not sure why I am writing this, as in the past few years I feel that most of you do not care about the opinions of the vast majority of your constituents in Mid-City. However, the fact that the council was willing to reconsider at least some of the changes proposed in the Master Plan Amendments has once again given me hope. I would appreciate your consideration of the following.

TEXT AMENDMENTS NO. M-17-411
Land Use Chapter 13 (Former 14) items:

a. Oppose reconsideration or modification / Support the Commission Recommendation relative to authority of the Executive Director of the City Planning Commission, the City City Planning Commission, and Council regarding interpretation appeals of the Master Plan within "Administration of the Land Use Plan"

f. Oppose deletion of *Action No. 11: "Ensure compatibility of land use regulations in the places established by the Master Plan" under "Goal" 3 "Strengthen the city's public realm and urban design character", "Strategy" 3.A., "Provide guidance on desired characteristics of new development to property owners and the public."* (M-17-411 Chapter 13 former 14, f)

g., i., k and l.

Residential Single Family Pre-War (M-17-411 Chapter 13 former 14, g),

Residential Low Density Pre-War (M-17-411 Chapter 13 former 14, i),

Residential Medium Density Pre-War (M-17-411 Chapter 13 former 14, k) and

Residential Multifamily Pre-War (M-17-411 Chapter 13 former 14, l)

Oppose allowing conversion of certain existing institutional or other non-residential buildings to Commercial or Mixed Use under "*Range of Uses.*" Limit Conversion to Multifamily to encourage more affordable housing units.

Oppose removal of density limits from all.

A more progressive approach to our housing problem, whether affordable housing or not, would be to add value, accessibility and economic growth to underdeveloped areas of the city with an infusion of tax and investment incentives. Keep the density limits in place, protect the scale and character of historic neighborhoods as an essential asset of the city and incentivize development for underserved areas, including adding more transit lines, building and small business incentives and infrastructure.

An up-zoning of the more traveled corridors of an historic core neighborhood like Mid-City will increase developmental rights including height, scale and intensity of use, with no guarantee that affordable housing will be built. This could potentially allow for 3 to 5 story buildings, exacerbating inappropriate commercial encroachment into adjacent residential blocks. It could increase the pressure for demolition of entire blocs of historic singles and doubles to make land available for new construction. This does not demonstrate a commitment to the human scale, urban environment New Orleans is noted for. Redevelopment strategies to increase the housing stock should promote the redevelopment of available land and underutilized structures, thus contributing to appropriate growth.

In short, I am opposed to basically unchecked increases in density and rampant commercial development in our neighborhood. If I am not mistaken, we in Mid-City already have a disproportionate amount of MUL, MUM and MUH properties as opposed to the rest of the city. We do not have the city services nor the infrastructure to support these increases. We have had 2 major shoot outs 3 blocks from my home in the past several months. My property has flooded 2 times in the past 2 months. But this is my home, my lovely heterogeneous neighborhood where I have been for 23 years. I ask you, as our representatives, to improve our neighborhood, not destroy it.

All the best,

Romney Richard

Romney K. Richard
Editor
Sugar Journal
504.628.3533 c.
504.482.3914 x212 p.
504.482.4205 f.
romney@sugarjournal.com
Skype: romneyk

Codi E. Davis

From: CPCinfo
Sent: Monday, July 10, 2017 8:33 AM
To: Paul Cramer
Subject: FW: Master Plan Amendments

From: Marie Françoise Crouch [<mailto:mfcrouch@gmail.com>]
Sent: Sunday, July 09, 2017 12:20 PM
To: CPCinfo
Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term tout ensemble in the text regarding Mixed Use-Historic Core. Tout ensemble, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you

Marie Crouch

727 Ursulines street

New Orleans, LA.70116

Codi E. Davis

From: CPCinfo
Sent: Friday, July 07, 2017 3:55 PM
To: Paul Cramer
Subject: FW: Master Plan

-----Original Message-----

From: parr@loyno.edu [<mailto:parr@loyno.edu>]
Sent: Friday, July 07, 2017 3:18 PM
To: CPCinfo
Cc: info@louisianalandmarks.org
Subject: Master Plan

I urge you preserve our historic neighborhoods. Restrictions on zoning and population density are necessary to insure the integrity of these significant areas of our city.

Thank you,

Leslie Parr
1202 N Dupre
New Orleans, LA 70119

Codi E. Davis

From: Mary Bartholomew <drmbartholomew@gmail.com>
Sent: Saturday, July 08, 2017 10:10 AM
To: Paul Cramer
Subject: Master plan

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term tout ensemble in the text regarding Mixed Use-Historic Core. Tout ensemble, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

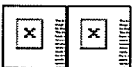
Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you.

Saluti,
Mary P Bartholomew, PhD
613 St. Philip
New Orleans, LA 70116



Sent from my iPhone

Codi E. Davis

From: C. W. LARTIGUE IV <cwliv@bellsouth.net>
Sent: Tuesday, July 25, 2017 7:23 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org
Subject: MASTER PLAN

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term *tout ensemble* in the text regarding Mixed Use-Historic Core. *Tout ensemble*, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you.

C. W. Lartigue IV
538 Madison Street
Unit 3B
New Orleans, LA 70116
Phone: (504) 296-1841
Email: cwliv@bellsouth.net

Codi E. Davis

From: David Peltier <d1319dec@cox.net>
Sent: Friday, July 07, 2017 8:35 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org
Subject: Fwd: ALERT: Major Changes to the Master Plan - Public Hearing Monday

These words, given to me by another, express my sentiments:

Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term tout ensemble in the text regarding Mixed Use-Historic Core. Tout ensemble, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you

David Peltier

[Unsubscribe](#)

Codi E. Davis

From: Dia Napolitano <dianapolitano@yahoo.com>
Sent: Tuesday, July 11, 2017 8:41 AM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; CouncilDistrictD; James A. Gray; Robert D. Rivers; Paul Cramer; info@nfbywater.org.
Subject: Master Plan - Riverfront Overlay
Attachments: River Front Overlay Bywater 7.11.17.docx

7.11.2017

Dear Council Member, my husband & I are both from New Orleans and currently reside in the Bywater. The Bywater is a small neighborhood only 5 blocks between Chartres & St Claude and less than 20 blocks from Press St to the Industrial Canal. Can you imagine the picture below with 7 story tall buildings along the riverfront?



Figure 14. Bywater riverfront circa 1950, source: Richard Campanella

Post WWII Riverfront

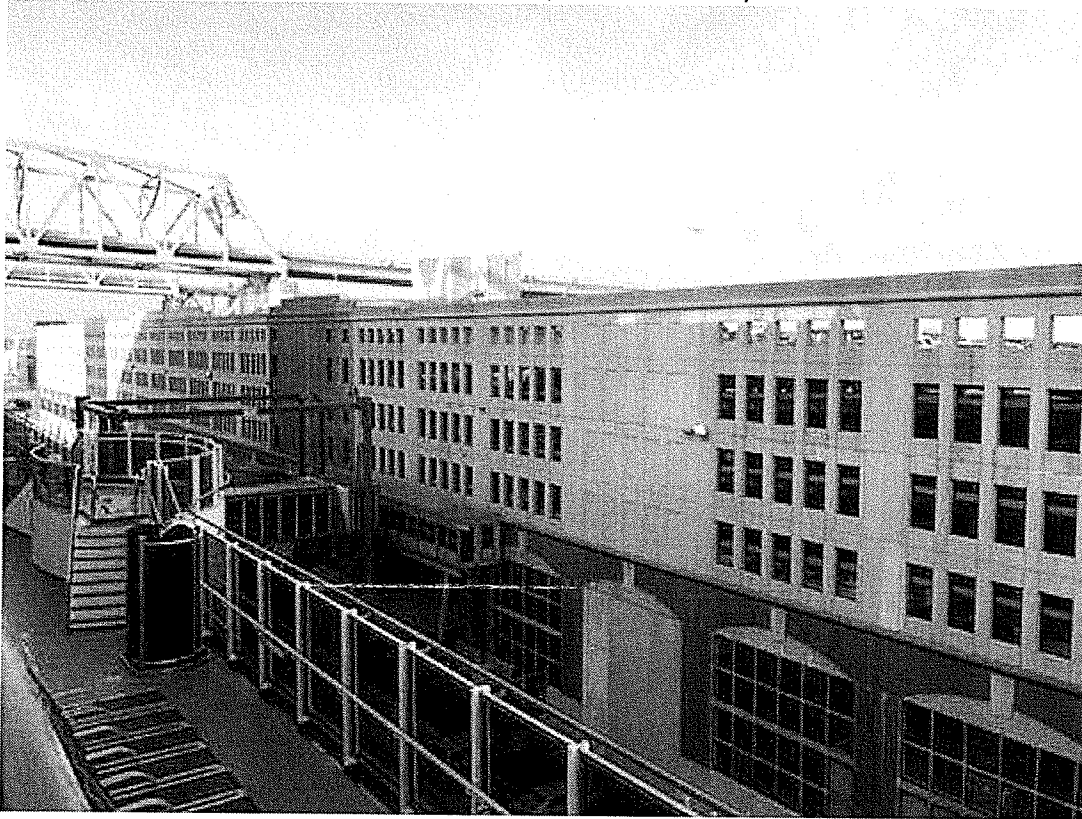
Dear Council member, I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

- Please insert the words “tout ensemble” in the text regarding Mixed Use-Historic Core. The term “tout ensemble” is central to protecting the Vieux Carré’s architectural integrity.
- Provide a clear definition for the term “culture-serving businesses and facilities” for the proposed amendment to Chapter 14’s Residential Historic Core category. The language is too vague and the potential impact too difficult to determine.
- Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.
- Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).
- Keep the Mixed Use Low density designation for the Future Land Use Map as changing it would encourage demolition of historic housing, possibly of entire blocks to make land available for new developments.
- Keep “Force of Law” in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law[SS1] .

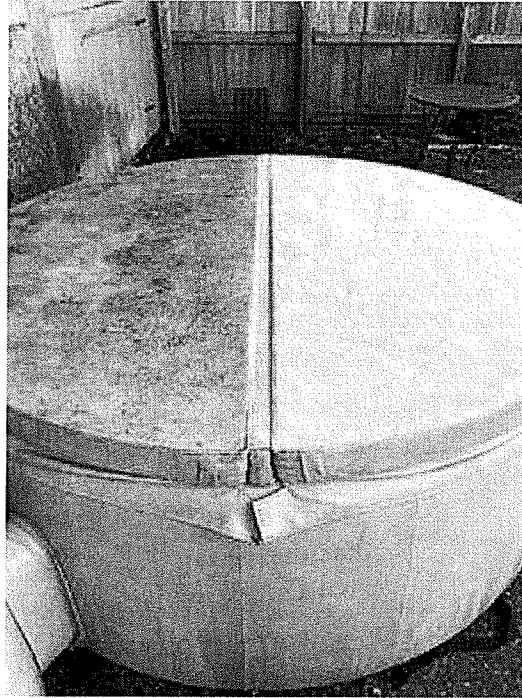
- Keep density limitations in place – remove Text Amendments 05-04 and 05-05, protect our historic neighborhoods from overdevelopment, and provide transportation, infrastructure, tax and development incentives for under-utilized areas.
- Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans. Thank you,
Dia & Tony Napolitano
3810 Royal St, NOLA 70117

Food for thought.....

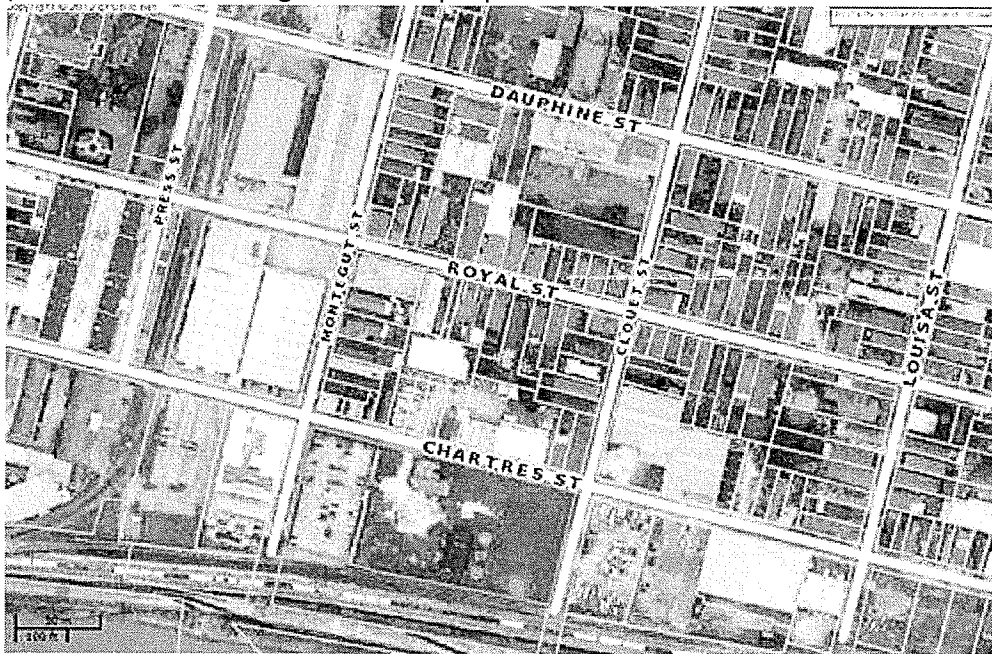
I know this is a difficult struggle for the residents in this neighborhood against big business and the developers. A new cruise terminal – how does anyone think a terminal like Carnival’s at Erato (picture below) will fit along the river in the Bywater? Where would the traffic flow, where would passengers park? There is no way to put a cruise ship terminal in without damaging a historic neighborhood. The current cruise terminal at Erato & Julia all run behind the Convention Center in the Warehouse District (the Convention Center is not 5 stories and the cruise terminal may just be a 5-story building). Will the change in the Riverfront overlay allow the cruise terminal to build up to 7 stories high to provide parking, since there is nowhere to expand horizontally?



What about pollution/air quality? What impact does it have for the people living in the neighborhood to have diesel blowing into the air from the cruise ship as it makes ready to depart. We already have a serious problem with airborne pollution. If you will notice the top of my hot tub is covered in airborne soot, the half I have yet to clean. The sides are not dirty, just the top. This is from the trains that idle along Chartres and river traffic. Putting a cruise ship terminal by us will be causing an environmental catastrophe. See pictures below.



The developers/land owners for the warehouses on Press between Chartres & Dauphine across from NOCCA and the proposed Hostel bounded by Chartres, Mazant & Royal have all applied for a height variance & have met with opposition from the neighborhood. I had heard that the developers for the Hostel told the residents at a meeting that they could do whatever they wanted, they didn't need the neighborhoods approval. They are all sitting back and lobbying to get the height restriction & need for neighborhood approval overturned so they can do as they please for the sake of their pocketbook with no regards for the people that live there.



Reports

Parcel

View as: Information | Address | Facts | History | Map | Photos

Map: 5/25/2012 10:00

Parcel Information

Selected Parcel:	NO-0000000000
	Click for Complete Card
Property Class:	Commercial
Assessment District:	17W
Land Area (ac ft):	11,000.00

Ownership Information

Name:	CLAMMINGS SEAN B
Mailing Address:	1046 J CUMMINGS DR NEW ORLEANS LA 70130
Location Address:	1036 CHARTRES ST

2017 Certified Values

Land Value:	\$1,100,000
Building Value:	\$0
Total Value:	\$1,100,000

Last 2 Sales/Transfers

Date	Price	Grantor	Grantee
05-17-11	\$0	CUMMINGS SEAN B	CUMMINGS SEAN B
07-19-04	\$221,000		

Legend

Measure

There is another plan for condominiums between Alvar & Bartholomew on Burgundy that has approval to move forward because they adhered to the conditions for building in the Historic Bywater.

Please, please, please do not let these developes or the Port of New Orleans to destroy our neighborhood.

Thank you,

Dia and Tony Napolitano, 3810 Royal St, NOLA 70117

Dia Napolitano

504 833 4738 Home
504 458 8011 Cell
dianapolitano@yahoo.com

7.11.2017

Dear Council Member, my husband & I are both from New Orleans and currently reside in the Bywater. The Bywater is a small neighborhood only 5 blocks between Chartres & St Claude and less than 20 blocks from Press St to the Industrial Canal. Can you imagine the picture below with 7 story tall buildings along the river front?



Figure 14. Bywater riverfront circa 1950, source: Richard Campanella

Post WWII Riverfront

Dear Council member, I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

- Please insert the words “tout ensemble” in the text regarding Mixed Use-Historic Core. The term “tout ensemble” is central to protecting the Vieux Carré’s architectural integrity.
- Provide a clear definition for the term “culture-serving businesses and facilities” for the proposed amendment to Chapter 14’s Residential Historic Core category. The language is too vague and the potential impact too difficult to determine.
- Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.
- Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).
- Keep the Mixed Use Low density designation for the Future Land Use Map as changing it would encourage demolition of historic housing, possibly of entire blocks to make land available for new developments.
- Keep “Force of Law” in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law[SS1] .
- Keep density limitations in place – remove Text Amendments 05-04 and 05-05, protect our historic neighborhoods from overdevelopment, and provide transportation, infrastructure, tax and development incentives for under-utilized areas.

• Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans. Thank you,

Dia & Tony Napolitano

3810 Royal St, NOLA 70117

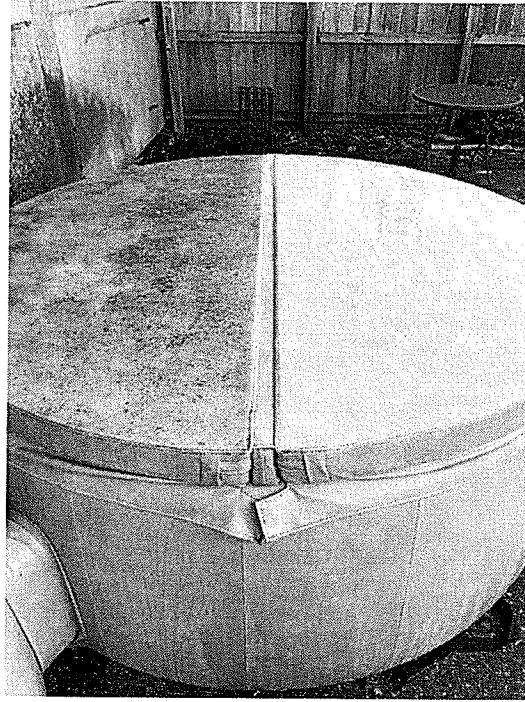
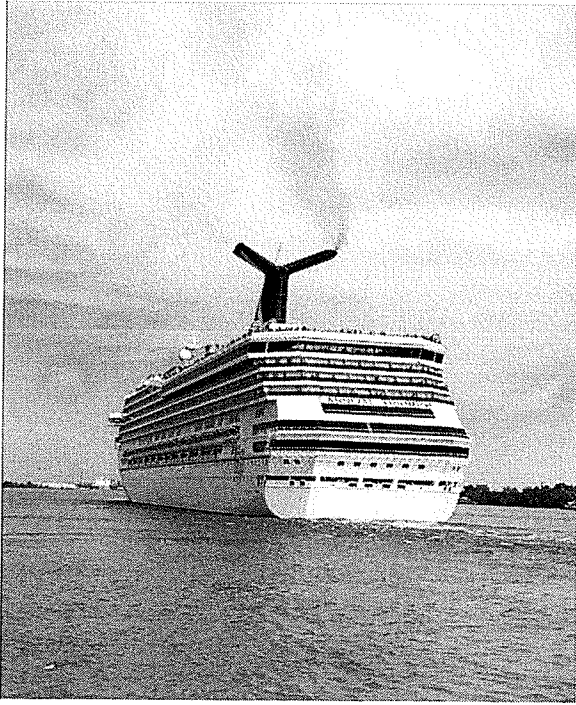
Food for thought.....

I know this is a difficult struggle for the residents in this neighborhood against big business and the developers.

A new cruise terminal – how does anyone think a terminal like Carnival’s at Erato (picture below) will fit along the river in the Bywater? Where would the traffic flow, where would passengers park? There is no way to put a cruise ship terminal in without damaging a historic neighborhood. The current cruise terminal at Erato & Julia all run behind the Convention Center in the Warehouse District (the Convention Center is not 5 stories and the cruise terminal may just be a 5-story building). Will the change in the Riverfront overlay allow the cruise terminal to build up to 7 stories high to provide parking, since there is nowhere to expand horizontally?



What about pollution/air quality? What impact does it have for the people living in the neighborhood to have diesel blowing into the air from the cruise ship as it makes ready to depart. We already have a serious problem with airborne pollution. If you will notice the top of my hot tub is covered in airborne soot, the half I have yet to clean. The sides are not dirty, just the top. This is from the trains that idle along Chartres and river traffic. Putting a cruise ship terminal by us will be causing an environmental catastrophe. See pictures below.



The developers/land owners for the warehouses on Press between Chartres & Dauphine across from NOCCA and the proposed Hostel bounded by Chartres, Mazant & Royal have all applied for a height variance & have met with opposition from the neighborhood. I had heard that the developers for the Hostel told the residents at a meeting that they could do whatever they wanted, they didn't need the neighborhoods approval. They are all sitting back and lobbying to get the height restriction & need for neighborhood approval overturned so they can do as they please for the sake of their pocketbook with no regards for the people that live there.

Reports

Parcel
View as: [Pictometry](#) | [Google Earth](#) | [Bird's Eye](#) | [Google Maps](#) & [Street View](#)

Parcel Information	
Selected Parcel	0388-CHARTRESST
	(Click for Complete Card)
Property Class	Commercial
Assessment District	9V
Land Area (sq ft)	130569

Ownership Information	
Name	CUMMINGS SEAN B
Mailing Address	JOHN J CUMMINGS 3RD 416 GRAVIER ST NEW ORLEANS, LA 70130
Location Address	3036 CHARTRES ST

2017 Certified Values	
Land Value	\$1,828,000
Building Value	\$0
Total Value	\$1,828,000

Last 2 Sales/Transfers			
Sale/Transfer Date	Price	Grantor	Grantee
05-2011	\$0	CUMMINGS SEAN B	CUMMINGS SEAN B
07-1994	\$421,000		

Legend
Measure

There is another plan for condominiums between Alvar & Bartholomew on Burgundy that has approval to move forward because they adhered to the conditions for building in the Historic Bywater.

Please, please, please do not let these developes or the Port of New Orleans to destroy our neighborhood.

Thank you,

Dia and Tony Napolitano, 3810 Royal St, NOLA 70117

Codi E. Davis

From: Nancy Thacker <thackerlcswwmsed@gmail.com>
Sent: Monday, July 10, 2017 11:03 AM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; CouncilDistrictD; James A. Gray; Robert D. Rivers; Paul Cramer
Cc: info@nfbywater.org
Subject: master plan

RE: Master Plan Amendments Dear Council member, I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items: • Please insert the words “tout ensemble” in the text regarding Mixed Use-Historic Core. The term “tout ensemble” is central to protecting the Vieux Carré’s architectural integrity. • Provide a clear definition for the term “culture-serving businesses and facilities” for the proposed amendment to Chapter 14’s Residential Historic Core category. The language is too vague and the potential impact too difficult to determine. • Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas. • Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4). • Keep the Mixed Use Low density designation for the Future Land Use Map as changing it would encourage demolition of historic housing, possibly of entire blocks to make land available for new developments. • Keep “Force of Law” in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law[SS1] . • Keep density limitations in place – remove Text Amendments 05-04 and 05-05, protect our historic neighborhoods from overdevelopment, and provide transportation, infrastructure, tax and development incentives for under-utilized areas. • Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans. Thank you.

--
N. Thacker, LCSW, MSW
3135 Royal ST
70117

Codi E. Davis

From: Ann Tilton <atilto@gmail.com>
Sent: Tuesday, July 25, 2017 7:03 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org
Subject: Master plan

Dear Council members and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term *tout ensemble* in the text regarding Mixed Use-Historic Core. *Tout ensemble*, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you,

A Tilton

Codi E. Davis

From: Carol Allen <nolacarol@gmail.com>
Sent: Wednesday, July 26, 2017 3:19 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; VCPORA
Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

I regret I have a conflict and cannot be present tomorrow July 27, for the review of the Master Plan Amendments.

I am writing to add my support to the comments made by many on the proposed Master Plan Amendments. I respectfully request your help with the following items:

Please retain the term ***tout ensemble*** in the text regarding Mixed Use-Historic Core. *Tout ensemble*, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you

Codi E. Davis

From: Katie Hall Burlison <katherinerhall@hotmail.com>
Sent: Monday, July 10, 2017 10:53 AM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer
Subject: Master plan amendments

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term tout ensemble in the text regarding Mixed Use-Historic Core. Tout ensemble, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you,
Katie Burlison
New Orleans

Get [Outlook for iOS](#)

Codi E. Davis

From: Brian Huff <bf_huff@yahoo.com>
Sent: Tuesday, July 25, 2017 6:10 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org
Subject: Master Plan Amendments

Dear Council Members and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term *tout ensemble* in the text regarding Mixed Use-Historic Core. *Tout ensemble*, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you!

Brian Huff

Codi E. Davis

From: William Khan <wkhan@utexas.edu>
Sent: Wednesday, July 26, 2017 12:43 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org OFFICE
Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term tout ensemble in the text regarding Mixed Use-Historic Core. Tout ensemble, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you.

Respectfully,

William Khan
French Quarter resident

Codi E. Davis

From: jodi poretto <jporetto@hotmail.com>
Sent: Wednesday, July 26, 2017 11:19 AM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org
Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term tout ensemble in the text regarding Mixed Use-Historic Core. Tout ensemble, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you,

Jodi Poretto

818 Bourbon Street, New Orleans, LA 70116

Codi E. Davis

From: Jerry Zachary <jerryzachary@me.com>
Sent: Friday, July 07, 2017 4:03 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org
Subject: Master Plan Amendments

Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term tout ensemble in the text regarding Mixed Use-Historic Core. Tout ensemble, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you,

Jerry Zachary

1119 Burgundy St.

New Orleans, LA 70116

Codi E. Davis

From: gailacavett@aol.com
Sent: Friday, July 07, 2017 3:42 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org
Subject: Master Plan Amendments

Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term tout ensemble in the text regarding Mixed Use-Historic Core. Tout ensemble, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan. Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Regards,

Gail Cavett

French Quarter Resident

Codi E. Davis

From: Carolyn Perry <cperry@bellsouth.net>
Sent: Wednesday, July 26, 2017 1:26 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org
Subject: Master Plan amendments

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

The term "tout ensemble" is a recognized legal term that has been crucial in protecting our most historic neighborhood. Please KEEP the term "tout ensemble" in the Master Plan.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to The language in Chapter 14's Residential Historic Core category is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

The integrity and strength of the Master Plan is important for all our city's residents and neighborhoods. Please safeguard it.

Thank you.

Carolyn Perry

French Quarter resident and voter

Codi E. Davis

From: C. W. LARTIGUE IV <cwliv@bellsouth.net>
Sent: Friday, July 07, 2017 3:58 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org
Subject: MASTER PLAN

Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

Please retain the term tout ensemble in the text regarding Mixed Use-Historic Core. Tout ensemble, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.

Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.

Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.

Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).

Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.

Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.

Thank you

C. W. Lartigue IV
538 Madison Street
Unit 3B
New Orleans, LA 70116
Phone: (504) 296-1841
Email: cwlviv@bellsouth.net

Codi E. Davis

From: Brian Huff <bf_huff@yahoo.com>
Sent: Friday, July 07, 2017 9:35 PM
To: Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; CPCinfo; Robert D. Rivers; Leslie T. Alley; Paul Cramer; info@vcpora.org
Subject: Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

I am writing to submit my comments on the proposed Master Plan Amendments and respectfully request your help with the following items:

- 1) Please retain the term tout ensemble in the text regarding Mixed Use-Historic Core. Tout ensemble, part of the landmark City of New Orleans versus Pergament case decided by the Louisiana Supreme Court, is now a recognized legal term that has been crucial to the protection of the Vieux Carré's architectural integrity.*
- 2) Provide a clear definition for the term "culture-serving businesses and facilities" in the proposed amendment to Chapter 14's Residential Historic Core category. The language is too vague and the potential impact impossible to determine without such a definition.*
- 3) Do not remove time limits for legal non-conforming uses in Chapter 6 as this has the potential to bring commercial uses to unintended areas.*
- 4) Keep the mandatory review process and schedule for CPC map amendments and Future Land Use Map changes. Removing this process would violate the city charter (section 5-404.4).*
- 5) Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and the text of the charter change itself were key reasons that citizens voted for the Master Plan.*
- 6) Chapter 6: Keep the Historic Preservation chapter focused on Historic Preservation. Develop a Historic Preservation Plan to protect the historic architecture, historic districts, and the scale and character of historic neighborhoods for the City of New Orleans.*

Thank you

Brian Huff

Larry W. Massey Jr.

From: CPCinfo
Sent: Wednesday, September 6, 2017 12:39 PM
To: Paul Cramer
Cc: Larry W. Massey Jr.
Subject: FW: Master Plan Future Land Use Map and Text Amendments

From: Caylie Sadin [mailto:caylie@bellsouth.net]
Sent: Friday, September 01, 2017 9:23 AM
To: CPCinfo
Cc: Susan G. Guidry; LaToya Cantrell; James A. Gray; jawilliams@nola.gov; Nadine M. Ramsey; jbrossett@nola.gov; Stacy S. Head
Subject: Master Plan Future Land Use Map and Text Amendments

Attn: City Planning Commission
1300 Perdido Street, 7th floor
New Orleans, LA 70112
cpcinfo@nola.gov

September 1, 2017

RE: Master Plan Future Land Use Map and Text Amendments

Dear Commissioners:

I think that these proposed changes would negatively affect the Mid-City Neighborhood. These proposed changes could open the door to companies buying up houses and turning them into big-impact businesses, thereby chipping away at the residential nature of Mid-City.

Future Land Use MAP

I am strongly opposed to "Williams Amendment" or "C.A.L." proposing an indiscriminate land use change from Mid-City's current Mixed Use Low Density, to more intense Mixed Use Medium Density. Please reconsider your recommendation and retention of current Mixed Use Low Density for property on and near City Park Avenue, Canal Street, Carrollton Avenue and Broad in Mid-City.

I support the retention of Residential Low Density Land Use suggested by the City Council for the property at 3100 Banks Street identified as PD 4 b. in Motion M-17-412.

TEXT changes to the Pre-War Residential Future Land Use category descriptions

I am strongly opposed to extending the allowance for commercial uses within all of the Residential Pre-War Future Land Use categories to vacant lots or "sites" therefore I support the Council modification deleting "on-site" from the "Range of Uses" within the RSF-Pre, RLD-Pre, RMD-Pre, RMF-Pre land use categories. There is no preservation benefit in allowing commercial uses on residential properties. There is ample MUL and former corner stores that are eligible for this exception within walking distance to promote walkability without promoting further commercial encroachment to vacant lots where there may have been a commercial use 100 years ago before the neighborhood was re-developed as residential.

I am opposed to the elimination of density limits in RSF-Pre, RLD-Pre, RMD-Pre, RMF-Pre land use categories. Density is part of the historic character of our residential neighborhood. Mid-City's disproportionate MUL, MUM and MUH already provide an abundant range of opportunity for varying densities without any change.

While I support the preservation benefit allowing conversion of larger existing historic structures such as former churches and schools to multi-family use, I am strongly opposed extending this exception to allowing conversion of former institutional and non-residential buildings or vacant sites, to "commercial" or "mixed use" development through planned development.

I am opposed to allowing greater densities through planned development in exchange for an ambiguous "public benefit". An affordable housing component should be mandatory to receive these higher densities.

I support the Council suggested insertion of the language, "in consideration of *"historical and architectural significance of the existing building, it's structural integrity, whether the structure is or can be made compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood"* for Residential Low-Density Pre-War, and support similar language inserted in all Residential Low-Density Pre-War categories (RSF-Pre, RLD-Pre, RMD-Pre and RMF-Pre)

Sincerely,
Caylie Sadin



Virus-free. www.avast.com

Larry W. Massey Jr.

From: CPCinfo
Sent: Wednesday, September 6, 2017 12:39 PM
To: Paul Cramer
Cc: Larry W. Massey Jr.
Subject: FW: Master Plan Future Land Use Map and Text Amendments

From: Daniel Troyano [mailto:dtroyano@cox.net]
Sent: Friday, September 01, 2017 9:35 AM
To: CPCinfo
Cc: Stacy S. Head; jbrossett@nola.gov; Nadine M. Ramsey; jawilliams@nola.gov; James A. Gray; LaToya Cantrell; Susan G. Guidry
Subject: Master Plan Future Land Use Map and Text Amendments

Attn: City Planning Commission
1300 Perdido Street, 7th floor
New Orleans, LA 70112
cpcinfo@nola.gov

September 1, 2017

RE: Master Plan Future Land Use Map and Text Amendments

Dear Commissioners:

I am not in favor of the Williams amendment which would upgrade the zoning along Canal Street to Mixed Used Medium Density. Mid-City is at heart a residential neighborhood, and it should stay that way. There are already a ton of businesses all around the area. Allowing for higher impact businesses would erode the residential nature of Mid-City. It will also negatively affect the residents of Mid-City through more light pollution and potentially more exhaust from cars through increased traffic and people working in bigger buildings.

Here is what I specifically do not support the changes of:

Future Land Use MAP

I am strongly opposed to “Williams Amendment” or “C.A.L.” proposing an indiscriminate land use change from Mid-City's current Mixed Use Low Density, to more intense Mixed Use Medium Density. Please reconsider your recommendation and retention of current Mixed Use Low Density for property on and near City Park Avenue, Canal Street, Carrollton Avenue and Broad in Mid-City.

I support the retention of Residential Low Density Land Use suggested by the City Council for the property at 3100 Banks Street identified as PD 4 b. in Motion M-17-412.

TEXT changes to the Pre-War Residential Future Land Use category descriptions

I am strongly opposed to extending the allowance for commercial uses within all of the Residential Pre-War Future Land Use categories to vacant lots or “sites” therefore I support the Council modification deleting “on-site” from the “Range of Uses” within the RSF-Pre, RLD-Pre, RMD-Pre, RMF-Pre land use categories. There

is no preservation benefit in allowing commercial uses on residential properties. There is ample MUL and former corner stores that are eligible for this exception within walking distance to promote walkability without promoting further commercial encroachment to vacant lots where there may have been a commercial use 100 years ago before the neighborhood was re-developed as residential.

I am opposed to the elimination of density limits in RSF-Pre, RLD-Pre, RMD-Pre, RMF-Pre land use categories. Density is part of the historic character of our residential neighborhood. Mid-City's disproportionate MUL, MUM and MUH already provide an abundant range of opportunity for varying densities without any change.

While I support the preservation benefit allowing conversion of larger existing historic structures such as former churches and schools to multi-family use, I am strongly opposed extending this exception to allowing conversion of former institutional and non-residential buildings or vacant sites, to "commercial" or "mixed use" development through planned development.

I am opposed to allowing greater densities through planned development in exchange for an ambiguous "public benefit". An affordable housing component should be mandatory to receive these higher densities.

I support the Council suggested insertion of the language, "*in consideration of "historical and architectural significance of the existing building, it's structural integrity, whether the structure is or can be made compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood"* for Residential Low-Density Pre-War, and support similar language inserted in all Residential Low-Density Pre-War categories (RSF-Pre, RLD-Pre, RMD-Pre and RMF-Pre)

Sincerely,
Daniel Troyano

Larry W. Massey Jr.

From: CPCinfo
Sent: Wednesday, September 6, 2017 12:38 PM
To: Paul Cramer
Cc: Larry W. Massey Jr.
Subject: FW: increasing density in MidCity via M-17-412 and M-17-411

From: Sandra Gerhold [mailto:sgerhold2@gmail.com]
Sent: Friday, September 01, 2017 12:10 PM
To: CPCinfo
Subject: increasing density in MidCity via M-17-412 and M-17-411

Attn: City Planning Commission
1300 Perdido Street, 7th floor
New Orleans, LA 70112
cpcinfo@nola.gov

September 1, 2017

RE: Master Plan Future Land Use Map and Text Amendments

Dear Commissioners:

I am a resident of Midcity. I have seen a troubling amount of changes to a once quiet residential neighborhood to one that is always congested with large businesses (especially bars that masquerade as restaurants) bringing traffic, trash, problems with sanitation, crime and noise as well as overtaxing the parking. This trend towards trying to increase the density in midcity is very troubling considering the recent flooding. More and more we are seeing overdeveloping increase the demands on public utilities and drainage, while decreasing the amount of green space. We are allowing changes while we don't have enough man power in code enforcement to enforce the codes and ensure proper drainage. These businesses and commercial entities do not have enough of a stake in the neighborhood.

Not everybody has to live in midcity. We need to find other answers to affordable housing. It is not the fault of long-time residents of midcity that it has gotten more expensive. Many of these people are on fixed income and did not benefit from the Lafitte corridor. In fact, they have endured 50-60% increase in property to stay in their homes, while enduring sweeping changes to midcity. Midcity is already strained by the development of Carrolton and Bienville. Large buildings with increased height is completely out of character in midcity and destroys the cohesion of the neighborhood.

We have seen what high density and lots of concrete did for Houston and they are not under sea level. Increasing the density of midcity is just adding insult to injury. We were one of the areas most flooded on August 5th. The city should stop biting off more than it can chew. They can't handle the basic needs of the current residents for drainage and crime prevention. Cramming more people into one area is not the solution. Overcrowding will become a problem.

Before this city tries to accomodate a higher population, they should make sure they can provide the drainage for the current density. Higher density will produce higher demands on the areas drainage and less opportunity for needed green space. Most commercial developments are not interested in cutting the grass. My experience with the current businesses in my neighborhood has been negative in terms of quality of life, crime, trash, traffic and parking among others. Please reject wide spread proposals for sweeping changes to the master plan.

Future Land Use MAP

I am strongly opposed to "Williams Amendment" or "C.A.L." proposing an indiscriminate land use change from Mid-City's current Mixed Use Low Density, to more intense Mixed Use Medium Density. Please reconsider your recommendation and

retention of current Mixed Use Low Density for property on and near City Park Avenue, Canal Street, Carrollton Avenue and Broad in Mid-City.

I support the retention of Residential Low Density Land Use suggested by the City Council for the property at 3100 Banks Street identified as PD 4 b. in Motion M-17-412.

TEXT changes to the Pre-War Residential Future Land Use category descriptions

I am strongly opposed to extending the allowance for commercial uses within all of the Residential Pre-War Future Land Use categories to vacant lots or “sites” therefore I support the Council modification deleting “on-site” from the “Range of Uses” within the RSF-Pre, RLD-Pre, RMD-Pre, RMF-Pre land use categories. There is no preservation benefit in allowing commercial uses on residential properties. There is ample MUL and former corner stores that are eligible for this exception within walking distance to promote walkability without promoting further commercial encroachment to vacant lots where there may have been a commercial use 100 years ago before the neighborhood was re-developed as residential.

I am opposed to the elimination of density limits in RSF-Pre, RLD-Pre, RMD-Pre, RMF-Pre land use categories. Density is part of the historic character of our residential neighborhood. Mid-City’s disproportionate MUL, MUM and MUH already provide an abundant range of opportunity for varying densities without any change. These increases in density again place a large burden on drainage that the city has not demonstrated that it can handle, as well as all other resources.

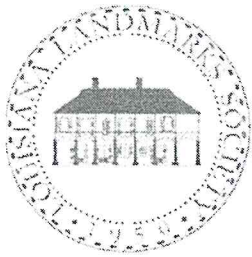
While I support the preservation benefit allowing conversion of larger existing historic structures such as former churches and schools to multi-family use, I am strongly opposed extending this exception to allowing conversion of former institutional and non-residential buildings or vacant sites, to “commercial” or “mixed use” development through planned development. Some of these uses are not at all respectful or fitting for a neighborhood and rob neighbors of the quality of life in many areas including over-crowding and respect for noise ordinances. There is a difference in using a structure for a large bar or party house and use as a nursing home.

I am opposed to allowing greater densities through planned development in exchange for an ambiguous “public benefit”. An affordable housing component should be mandatory to receive these higher densities.

I support the Council suggested insertion of the language, “in consideration of *“historical and architectural significance of the existing building, it’s structural integrity, whether the structure is or can be made compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood”* for Residential Low-Density Pre-War, and support similar language inserted in all Residential Low-Density Pre-War categories (RSF-Pre, RLD-Pre, RMD-Pre and RMF-Pre)

Sincerely,

Sandra Gerhold
215 North Rendon
New Orleans, La 70119



Louisiana Landmarks Society

Pitot House • 1440 Moss Street • New Orleans, Louisiana 70119
Phone: 504-482-0312 • www.louisianalandmarks.org

September 29, 2017

PRESIDENT
Sandra L. Stokes

1st VICE PRESIDENT
Michael Duplantier

2nd VICE PRESIDENT
James R. Logan, IV

TREASURER
Louis McFaul

ASSISTANT TREASURER
R. Stephen Chauvin, ATASCORP

RECORDING SECRETARY
Nathan Lott

CORRESPONDING
SECRETARY
Hilary Soenerville Irvin

TRUSTEES
Charles A. (Chuck) Berg, III
Manie Sterlx Gasperez
Nathan Lott
Amanda McMillen
E. Gordon McLeod
Howard W. Mielke, III
Thomas W. (Tommy) Milliner
Jerry Pepper
Sally Reeves
Mary Price Robinson
Robin Ruiz
Drew Stewart

EXECUTIVE DIRECTOR
Carol Guady

Mr. Robert D. Rivers, Executive Director, City Planning Commission
rdrivers@nola.gov,

CC: Mr. Paul Cramer, City Planning Commission
pcramer@nola.gov, Ms. Sabine E. Labailleux, City Planning Commission
selebailleux@nola.gov

RE: Proposed Master Plan Amendments

Dear Mr. Rivers,

We are writing to ask for further consideration for proposed Master Plan Text Amendments, in particular, wording that dilutes the strength of the Preservation Chapter, removes density limitations in already-dense historic neighborhoods, and also ask for refinement to include definitions for "Neighborhood-serving businesses and facilities."

We applaud you for recommending denial for the elimination of time limits on Legal Non-Conforming Uses, and removing the expansion of authority for the CPC Executive Director to independently make text and map changes, two issues we asked to have addressed. Here are specifics on the remaining items.

Chapter 6:

Louisiana Landmarks Society rejects any notion that our city should seek to "balance" public policies. No established and cherished policy like historic preservation should be watered down, diminished or waived in order to seek what some may argue is a more conducive level of consistency with a newly established policy like affordable housing. There is no evidence that historic preservation is inconsistent with affordable housing or that reducing the commitment to historic preservation will somehow yield meaningful levels of net new affordable housing. We believe that the city would be better served if the CPC would fashion complementary policies and goals that mutually embrace historic preservation and affordable housing, and that produces the most good for all citizens. Anything short of that ill serves the public interest and the future of our community.

Regarding Chapter 6, item c., we reject the rephrasing that suggests "preservation requirements" should be waived when in conflict with affordable housing development. However, we would like to see greater weight provided to preservation goals rather than suggesting these can be achieved simultaneously with affordable housing goals, particularly when "leveraging available financial incentives for both." What criteria would be used for determining whether or not a development plan meets preservation goals? With the absence of definitions for demolition in newly established Mid City and Carrollton Historic Districts we are concerned that development incentives will be achieved regardless of preservation needs.

Continued...

We also support Chapter 6, item d., clarification that considerations be granted to existing low-income homeowners struggling to comply with historic regulations and including “funding mechanism,” specifically, information on historic tax credits and agencies available to assist homeowners with compliance over “waivers” in the “How” column. Our concern is that incentives for developers will be given greater consideration over preservation needs, especially when they present data to support their financial model. In no uncertain terms should these financial benefits outweigh historic preservation, which provides a multitude of public benefits including maintaining the unique character of neighborhoods New Orleans is famous for and why people want to live here.

And, item f., “Recommended Action,” number 6, we support deleting the proposed wording and clarifying existing language so as not to suggest “preservation matters” should be waived when in conflict with affordable housing development. We continue to question whether or not a balance can be achieved “simultaneously through leveraging available financial incentives for both” and ask that you revisit this concept. Are they mutually exclusive? Usually, there is a line that, once crossed, actions fail to protect historic structures from over-development or even demolition.

In general, we are looking to strengthen the Historic Preservation Chapter by removing extraneous material not pertinent to the physical environment. We contend that the Historic Preservation Chapter should prioritize the preservation of New Orleans’ historic architecture, historic districts and neighborhoods – and maintaining the scale and character of them. Also, the Historic Preservation Chapter should separate affordable housing initiatives from historic preservation and removing increased density for historic core neighborhoods. A more equitable solution is to provide the infrastructure, investment, and developer/tax incentives for under-served areas of the city so that all neighborhoods prosper. Continuing to overdevelop the dense, thriving core neighborhoods will cannibalize and damage historic housing stock and businesses, which will destroy these neighborhoods. Development is not the problem – but it must compliment the scale and character of the historic neighborhoods, and it should be available to other areas of the city that actually need of it.

Chapter 13 (Formerly Chapter 14):

We are still seeking a proper foundation, clear context and criteria, for “Neighborhood serving businesses and facilities” in the Master Plan, including providing the public the opportunity to develop a list of what types of business and facilities would be included, and a definition for “neighborhood-serving” that would apply. Modifying the “Range of Uses” to include “Neighborhood serving businesses and traditional corner stores may be allowed where current or former commercial use is verified” is recommended for several Future Land Use Categories – Residential Single Family Pre-War, Residential Single Family Post-War, Residential Low-Density Pre-War, Residential Low Density Post-War, and Residential Medium Density Pre and Post War, plus the entirety of the Historic Core. We ask for a clear definition of what these businesses will be and criteria for establishing their legitimacy, as well as continuation of the current processes which allow for neighborhood input via the Conditional

Mr. Robert D. Rivers

September 29, 2017

Page 3

Use/NPP process. Otherwise, it appears as though the entire city is open for business in residential areas that may have in the past been the site of some type of business. We continue to promote community and neighborhood livability over increasing commercial opportunities in residential areas.

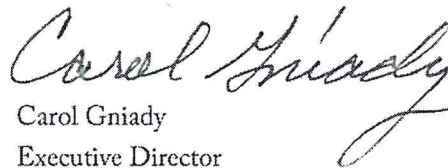
We thank you for the outstanding work you and the entire City Planning Commission staff undertake every day, and in particular the herculean efforts involved in preparing the Master Plan Amendments. Your attention to our concerns is greatly appreciated.

Sincerely,



Sandra L. Stokes
President

Sincerely,



Carol Gniady
Executive Director