

**City Planning Commission**  
**Tuesday, July 10, 2018**

**Public Hearing Deadline:** 7/23/18  
**CPC Deadline:** 9/21/18  
**CC Deadline:** None  
**City Council Districts:** B & C

## **CANAL STREET STUDY PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission

**Prepared by:** City Planning Staff  
**Date:** June 28, 2018

### **I. GENERAL INFORMATION:**

**Applicant:** City Council Motion M-18-200

**Request:** Request by City Council Motion M-18-200 for the City Planning Commission to conduct a public hearing and study to (1) compile and summarize previous studies and advisory reports on the improvement of Canal Street between Claiborne Avenue and the Mississippi, and (2) analyze new aspects of such.

**Location:** Canal Street between the Claiborne Avenue and the Mississippi River.

**Description:** The City Planning Commission is directed to conduct a public hearing and study as outlined in City Council Motion M-18-200. The City Planning Commission should conduct and complete the study within 120 days of the passage of Motion M-18-200 and conduct a public hearing within 60 days of the passage of the motion.

#### **Why is this Public Hearing required?**

City Council Motion M-18-200 requires the City Planning Commission to hold a public hearing within 60 days of the passage of the motion.

### **II. BACKGROUND INFORMATION**

#### **A. What is the scope of work for the Canal Street Study from City Council Motion M-18-200?**

The scope of the Canal Street Study is outlined in the motion that directs the City Planning Commission to conduct the study. City Council Motion M-18-200 directs the City Planning Commission to include the following subject matter in the study, without narrowing its breadth:

1. Compile and summarize previous studies and advisory reports on the improvement of Canal Street between Claiborne Avenue and the Mississippi River, and

2. Analyze new aspects of such, including but not limited to:
  - a. Identifying key recommendations and barriers that have prevented those recommendations from being implemented;
  - b. Identifying gaps in knowledge, resources, and considerations relevant to restoring Canal Street as a key destination within the City;
  - c. Identifying opportunity sites for commercial or residential use;
  - d. Providing recommendations for incentivizing use of upper floors while discouraging demolition of historic structures;
  - e. Examination of whether encouraging upper floor development for the purpose of operating short term rentals along this corridor could spur revitalization, such as attracting more diverse and upscale retail on the bottom floors; and
  - f. Providing recommendations for regulatory or policy initiatives that could be implemented to best accomplish the goal of restoring Canal Street as a key destination within the City.

City Council Motion M-18-200 grants the City Planning Commission and its staff the flexibility to expand the scope of the study and make any and all legal and appropriate recommendations deemed necessary in light of study, review, and public testimony resulting from the Motion.

The staff plans to approach this study in a comprehensive manner similar to past studies, and proposes a general study outline to include the following:

- *Canal Street Background and Planning History.* The staff will provide a history of the development of Canal Street and its importance as the city's main street. This section will also present the major planning initiatives on Canal Street during certain time periods and how these studies impacted the development of Canal Street.
- *Existing Conditions.* The staff will conduct a land use inventory and document various attributes of the buildings in the study area.
- *Summary Table of Key Recommendations from Past Studies.* The staff will provide a list of key recommendations from past studies and the status of the implementation of these recommendations.
- *Opportunity Sites in the Study Area.* The staff will identify opportunity sites in the study area. This discussion will identify sites with redevelopment potential and provide information about individual properties' current zoning allowances and limitations.
- *Public Comment.* The staff will gather all public comment received and provide a summary of the issues and recommendations presented in those comments.
- *Analysis of Barriers to Implementation and Best Practices.* The staff will discuss barriers to the implementation of key recommendations listed in the report. This

section will also address other possible ways to restore Canal Street as a “key destination” and what that means for each segment of the street.

- *Recommendations.* The staff will combine all information received and the analysis performed from best practices, past studies, and public comments to provide land use and zoning recommendations, as well as recommendations for public improvements, changes to the City Code, and issues requiring additional study.

## **B. What is the timeline for the Canal Street Study?**

City Council Motion M-18-200 requires the City Planning Commission to hold a public hearing within 60 days of the passage of the motion and to complete the study within 120 days of the passage of the motion. Given these time constraints, here are the significant dates and deadlines for the Canal Street Study:

**May 24, 2018:** Motion M-18-200 passed by City Council

**July 10, 2018:** City Planning Commission Public Hearing

**September 4, 2018:** Deadline for written comments and staff report for the Canal Street Study will be made available to the public

**September 11, 2018:** City Planning Commission consideration of the study

**September 21, 2018:** Study completion deadline. Recommendation forwarded to City Council

## **III. How can the public provide input for the Canal Street Study?**

Written comments should be addressed to the Executive Director and mailed or delivered to the following address:

City of New Orleans  
City Planning Commission  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, LA 70112

Written comments can be emailed to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov). All written public comments received will be posted on the City Planning Commission’s website on a regular basis. The deadline for all written comments is Tuesday, September 4, 2018 at 5:00pm.

As deemed necessary to complete the study, the City Planning Commission staff will hold meetings with various individuals and groups to receive additional information. Details on all of these meetings will be included in the final Canal Street Study.

There will be an opportunity for public comments at the Regular City Planning Commission meeting on Tuesday, July 10, 2018 at 1:30pm. The City Planning Commission will take action on the Canal Street Study at the September 11<sup>th</sup> meeting.

**MOTION**

**NO. M-18-200**

**CITY HALL: May 24, 2018**

**BY: COUNCILMEMBER WILLIAMS**

**SECONDED BY: COUNCILMEMBER MORENO**

**WHEREAS**, the Council is aware that previous studies have been conducted pertaining to the betterment and revitalization of Canal Street; and

**WHEREAS**, the Council would like to reexamine key recommendations, identify gaps, analyze new aspects, and find ways to overcome barriers that have previously prevented desired improvements; **NOW THEREFORE**

**BE IT MOVED BY THE CITY COUNCIL OF THE CITY OF NEW ORLEANS**, That the City Planning Commission is directed to conduct a public hearing and study to (1) compile and summarize previous studies and advisory reports on the improvement of Canal Street between Claiborne Avenue and the Mississippi River, and (2) analyze new aspects of such, including, but not limited to:

- a. Identifying key recommendations and barriers that have prevented those recommendations from being implemented;
- b. Identifying gaps in knowledge, resources, and considerations relevant to restoring Canal Street as a key destination within the City;
- c. Identifying opportunity sites for commercial or residential use;
- d. Providing recommendations for incentivizing use of upper floors while discouraging demolition of historic structures;

- e. Examination of whether encouraging upper floor development for the purpose of operating short term rentals along this corridor could spur revitalization, such as attracting more diverse and upscale retail on the bottom floors; and
- f. Providing recommendations for regulatory or policy initiatives that could be implemented to best accomplish the goal of restoring Canal Street as a key destination within the City.

**BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,** That the City Planning Commission is hereby directed to conduct the public hearing within (60) days and to complete the study within (120) days of the passage of this Motion.

**BE IT FURTHER MOVED,** That in the process of conducting a public hearing and study as provided herein, the City Planning Commission and staff are directed and granted the flexibility to expand the scope of the study and make any and all legal and appropriate recommendations deemed necessary in light of study, review, and public testimony resulting from this Motion.

**THE FOREGOING MOTION WAS READ IN FULL, ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:**

**YEAS:** Banks, Brossett, Giarrusso, Gisleson Palmer, Moreno, Nguyen,

Williams - 7

**NAYS:** 0

**ABSENT:** 0

**AND THE MOTION WAS ADOPTED.**

THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY  
*Lera W. Johnson*  
CLERK OF COUNCIL