

William Edwards
6000 Burgundy Street
New Orleans, LA 70117

RE: Master Plan Future Land Use Map (FLUM) considerations 13. For the Request identified by the City Planning Commission as PD08-05, pertaining to land bounded by the Mississippi River, Alabo St., Bienvenu St., and Delray St., consider retaining and current FLUM.

I am asking that in the special hearing January 7, 2025 regarding changes to the Master Plan and its Future Land Use Map. The retention of the industrial FLUM designation is concerning for the reasons listed below and I therefore support the original CPC recommendation of residential medium-density pre-war.

The current Master plan's proposed shift to residential acknowledges the **HISTORICAL RESIDENTIAL** nature of this area. It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river

The Master Plan originally intended to use zoning as a buffer to safe guard residential areas from heavy industries. This buffer is essential to prevent industrial activities from negatively impacting the **QUALITY OF LIFE** in our neighborhoods.

The Port's recent **BAD ACTIONS**, such as a push for a **GRAIN TERMINAL** and the proposed **CONVERSION** of **GREEN SPACE** on the **LEVEE** into a **RAILYARD**, further underscores the **URGENT** need to maintain this **BUFFER ZONE**. These developments threaten to irrevocably alter the landscape of the **LOWER NINTH WARD AT LARGE** and surrounding neighborhoods.

The proposed change of **PDO8-05** is good for our neighborhood, any Port proposed changes will expose our residential areas to **NOISE AND AIR POLLUTION** and the **HEAVY INDUSTRY** the Port is currently trying to undertake.

The **COMMISSION** MUST PRIORTIZE the **WELL BEING** of the residents of this **HISTORIC** neighborhood, which the port is currently trying to destroy.

WE, and YOU the COMMISSION must do all that we can to PRESERVE AND PROTECT OUR HISTORIC NEIGHBORHOODS.

IN CONCLUSION:

ANY changes of PD08-05 represents the
WRONG STEP IN THE WRONG DIRECTION IN CITY
PLANNING.

I URGE the Planning Commission and City Leaders to REJECT CHANGES TO THIS PROPOSAL and uphold the long standing COMMITMENT TO PROTECTING OUR HISTORIC RESIDENTIAL NEIGHBORHOODS from INDUSTRIAL ENCROACHMENT.

Sincerely,

William Edwards
Proud Resident of the
Lower 9th Ward



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Acrobat X or Adobe Reader X, or later.**

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Bria A Dixon

From: Pierremariejean Ahlstrom <pierremariejeanahlstrom@gmail.com>
Sent: Thursday, December 19, 2024 7:59 PM
To: CPCINFO
Subject: PD08-05

Port expansion into Holy Cross is a bad idea. It's going to ruin a good number of lives for medium bang on a small tonnage port. I live at 6217 Dauphine St.

--

347 447 1695



Fw: FLUM Reconsiderations

From: CPCINFO <CPCINFO@nola.gov>
Date: Fri 12/27/2024 9:13 AM
To: Ava Monnet <Ava.Monnet@nola.gov>

From: K Buske <buske923@live.com>
Sent: Wednesday, December 18, 2024 7:24 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: FLUM Reconsiderations

To whom it may concern,

My name is Kallee Anderson and I have lived in the Holy Cross neighborhood for over 5 years.

I am asking that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map. I'm asking that you leave P D 0 8 0 5 (PD08-05) as it is.

Reason #1 - Changing PD08-05 to industrial on the "FLUM" is a concerning move that contradicts long-standing recommendations to protect residential areas in the historic district from encroaching heavy industry. This proposal disregards the historical context and the need to preserve the character of our neighborhoods.

Reason #2 - The current Master plans proposed shift to residential acknowledges the historical residential nature of this area. It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.

Reason #3 - The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry. This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.

Reason #4 - The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone. These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.

Reason #5 - The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake. We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.

Reason #6 - The change of PD08-05 represents a step in the wrong direction. We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.

Thank you for your time and attention,

Kallee Anderson

5626 Royal Street

763-639-6714



Fw: Future Land Use Map (FLUM) reconsiderations

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:13 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: Joshua Anderson <esoroxas287@gmail.com>

Sent: Wednesday, December 18, 2024 7:57 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Future Land Use Map (FLUM) reconsiderations

To whom it may concern,

My name is Joshua Anderson. I live on the 5600 block of Royal St. (About 2 or so blocks from the wharf if your curious). I have been living here with my wife for about 4 years now. We have seen how this community has been so vibrant and beautiful and have dreamed of raising our future children here as well. But that doesn't seem like a good idea now, Here's why.

I am asking that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map. I'm asking that you leave P D 0 8 0 5 (PD08-05) as it is. Because (use talking points) changing PD08-05 to industrial on the "FLUM" is a concerning move that contradicts long-standing recommendations to protect residential areas in the historic district from encroaching heavy industry. This proposal disregards the historical context and the need to preserve the character of our neighborhoods.

The current Master plans proposed shift to residential acknowledges the historical residential nature of this area. It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river. The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry. This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.

The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone. These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.

The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake. We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.

The change of PD08-05 represents a step in the wrong direction. As a community, we are urging decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment. You may already see how this may affect current families, and I assure you it will. But it will also likely lead future families to reconsider living in this neighborhood, it nearby.

Deeply Concerned,

Joshua D. Anderson

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Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:34 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: DIANA A'TINUKE <dianatinuke@gmail.com>
Sent: Friday, December 20, 2024 7:00 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

Subject: **PD08-05**

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Diane Jones
1335 saint maurice avenue , 70117 New Orleans
dianatinuke@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:32 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Averell Baudier <averellbaudier@gmail.com>
Sent: Saturday, December 21, 2024 9:47 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

To whom it may concern:

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

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I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Averell Baudier
6123 Dauphine St
New Orleans, LA 70117
Averellbaudier@gmail.com



Outlook

Fw: Subject: PD08-05

From La Bel <labeln1@yahoo.com>
Date Sun 12/22/2024 1:05 AM
To CPCINFO <CPCINFO@nola.gov>

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Sunday, December 22, 2024, 12:53 AM, La Bel <labeln1@yahoo.com> wrote:

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Sunday, December 22, 2024, 12:48 AM, La Bel <labeln1@yahoo.com> wrote:

I am a resident of the holy Cross Neighborhood since 1999, and Orleans Parish since 1987. Olive on 5908 Burgundy street New Orleans, Louisiana 70117. To be specific on Burgundy Street and Alabo Street few feet front railroad designated for the future Grain Train and oil cargo. No doubt you know how much we endured and we are enduring in this neighborhood. Please, no extra dangerous burdens on us.

Sent from Yahoo Mail for iPhone

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

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I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Lahoussine BELANOUANE
labeln1@yahoo.com
504 493-0104

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Lajuan Booker <bookerlajuan31@yahoo.com>
Sent: Saturday, December 21, 2024 9:30 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

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I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Lajuan Edinburgh
6013 Bienvenue St. New Orleans, 70117
Bookerlajuan31@yahoo.com

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Eliza Brinkmeyer <eliza.brinkmeyer@gmail.com>
Sent: Friday, December 20, 2024 3:29 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

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I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Eliza Brinkmeyer
5517 N Rampart Street
New Orleans, LA 70117
Eliza.brinkmeyer@gmail.com

Sent from my iPhone

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:34 AM
To: Valerie A. McMillan
Subject: FW: PD-0805

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Andrea <andreacoaches@gmail.com>
Sent: Friday, December 20, 2024 4:40 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD-0805

Dear Sir/madam:

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

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I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Andrea L. Briscoe
528 Tupelo St
New Orleans, LA 70117

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: janie brown <brownjanie@hotmail.com>
Sent: Friday, December 20, 2024 3:37 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

To: CPC

Please read our email below sent to Sunrise International, PortNOLA, and NSCorp. We are very concerned new property owners in Holy Cross. Initially delighted to help rebuild this beautiful, historic community, our spirits have plummeted as we learn more and more about the city's devastating plan...

From: janie brown <brownjanie@hotmail.com>
Date: December 18, 2024 at 5:09:13 PM EST

To: Kylie.Mills@portnola.com, Elizabeth.lawlor@nscorp.com,

sunriseNOLA@sunrisefoods.com

Cc: Mitch Brown <mitch.brown@live.com>

Subject: From Concerned Holy Cross Property Owners

**To: Sunrise Foods International,
The Port of New Orleans, and Norfolk Southern**

As property owners in Holy Cross, New Orleans, we are writing to express our deep concern and strong opposition to your company's plans to have trains pass through our historic community.

As you are aware, the proposed trains will pass alarmingly close to homes, cause significant disruption to traffic, and create considerable noise pollution. Additionally, the grain carried by these trains will likely attract rats and contribute to air pollution, further endangering the health and well-being of our residents.

Question: Do the foreign investors for Sunrise International, such as Qatar's Hassad Foods, realize the negative impact this venture would have on our community?

Do they realize just how close the trains would run in front of homes?

Do they know that Holy Cross is near and dear to every American's heart due to the widely reported hardships the residents endured during and after Hurricane Katrina?

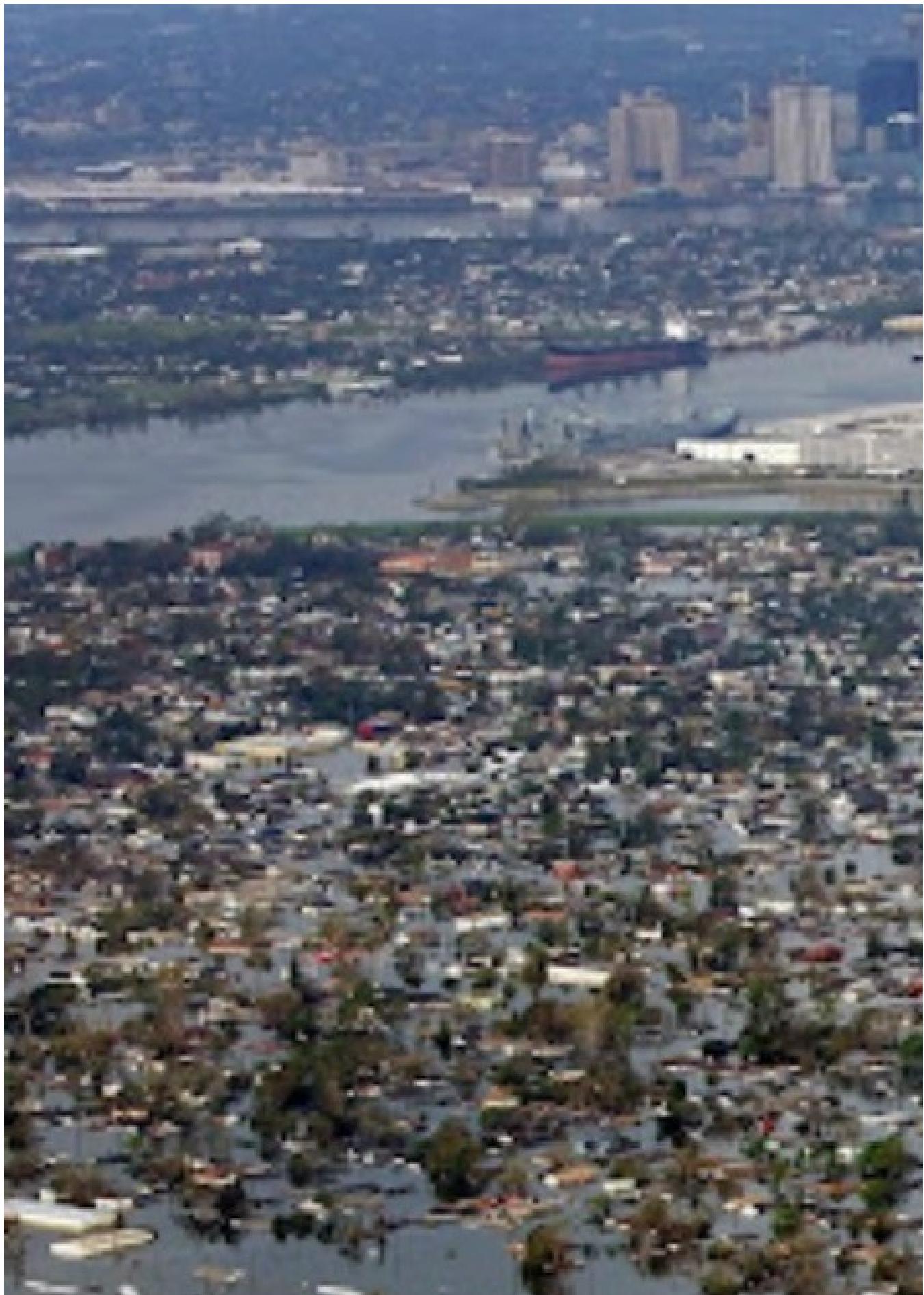
With the 20th anniversary of Hurricane Katrina in August 2025, nearly every news organization around the world will be covering the anniversary, and all will be asking the same question, *"How's the Lower Ninth Ward doing now?"* If the train goes forward, the world will learn, unfortunately, that this project, driven solely by profit, is causing immense suffering to this community once again, resulting in a significant decline in property values and overall quality of life.

It will also be clear why this vulnerable area was targeted for such a venture--and kept "confidential" until recently. The December 4th Open House which was intended to assuage the community's concerns did quite the opposite, since representatives refused to speak publicly.

Isn't it unconscionable to exploit such a modest yet historically rich part of New Orleans that has already faced so much adversity? We urge you to reconsider your plans and find an alternative route that does not jeopardize the well-being of the Holy Cross community. The residents deserve to live in peace and continue their journey of recovery and prosperity without the threat of another catastrophe.

Sincerely,

Janie and Mitchell Brown
601 Tricou Street, New Orleans 70117
brownjanie@hotmail.com
mitch.brown@live.com



Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:32 AM
To: Valerie A. McMillan
Subject: FW: PD08-05 grain train

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Raiyah Brown <raiyahjb@gmail.com>
Sent: Saturday, December 21, 2024 10:48 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05 grain train

Raiyah Brown 623 Tricou st

Our ask: I am asking that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map. **The retention of the industrial FLUM designation is concerning for the**

listed reasons and I therefore support the original CPC recommendation of residential medium-density pre-war.

- **The current Master plans proposed shift to residential acknowledges the historical residential nature of this area.** It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- **The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry.** This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.
- **The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone.** These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.
- **The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake.** We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.
- **The change of PD08-05 represents a step in the wrong direction.** We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.

Thank you.

A resident of Holy Cross

Raiyah Brown

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 9:43 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Allison Bruno <callibruno@gmail.com>
Sent: Friday, December 20, 2024 3:21 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

To Whom it May Concern:

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Allison Bruno
424 Tricou Street
New Orleans, LA 70117
allibruno@gmail.com

Bria A Dixon

From: Tori Bush <toribush5@gmail.com>
Sent: Thursday, December 19, 2024 4:30 PM
To: CPCINFO
Subject: PD08-05

Hello,

My name is Tori Bush and I live at 1319 Poland Ave, New Orleans, LA 70117. I am writing to urge the City Planning Commission at their January 7th meeting to support the original CPC recommendation of residential medium density pre-war. Do not pass the industrial FLUM designation because it will support the detrimental historical residential quality of the lower 9th and upper 9th neighborhoods which are being encroached upon by industrialization which will lead to public health concerns, and lower home values, among other detrimental factors. The Master Plan originally intended zoning as a buffer to safeguard residential areas from heavy industry. The commission needs to uphold this tenet in the Jan 7th meeting. The proposed change of PD08-05 will expose our residential areas to noise, air pollution, heavy industry and the toxins that accompany it. Please prioritize the well being of the neighbors and citizens of these neighborhoods.

Thank you,

Tori Bush, Ph.D

Mellon Foundation Postdoctoral Fellow in Climate Humanities and Social Justice at the [Climate Museum](#)

Co-Editor | [The Gulf South: An Anthology of Environmental Writing \(Univ. Press of Florida, 2021\)](#)

Pronouns: She/Her

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: amanda <amc4288@gmail.com>
Sent: Friday, December 20, 2024 3:38 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

Please do the right thing. Port of New Orleans NEEDS to get out of the lease with Sunrise International. There is no reason this grain terminal should be in a residential area, and a historic one at that. Sunrise has no other terminals like this in a residential area in the United States. Why us? Also, it is a historic neighborhood. I have to ask permission to paint my house a certain color but they can just put a freight train a block from my house? It isn't right.

I am **STRONGLY OPPOSED** to retaining the industrial FLUM designation for PD08-05 and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Amanda Casassa
522 Tupelo Street NOLA 70117
amc4288@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:32 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Rosemary Ciaccio <ciaccionola@gmail.com>
Sent: Saturday, December 21, 2024 8:18 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Rosemary Ciaccio
719 Jourdan Ave
New Orleans LA 70117
ciaccionola@gmail.com



Fw: Concern for proposal to change PD08-05

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:13 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: Clem Clement <katelynn.clement@gmail.com>

Sent: Wednesday, December 18, 2024 7:06 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Concern for proposal to change PD08-05

Hello,

My name is Clem Clement and I live at 4816 Dauphine St. in the Holy Cross neighborhood. I am writing to urge you to please keep PD08-05 as is in the FLUM, rather than changing it to "Industrial" at the Jan. 7th special hearing.

I am extremely concerned by the proposal to change the current zoning to industrial. This would clearly contradict longstanding recommendations to protect the historic and residential nature of the neighborhood. Introduction of more industry to this residential neighborhood will put our health, safety and peace at serious and considerable risk. This is so important particularly in light of the recent actions and development that the port has taken, choosing to support a grain terminal and expanded railyard in the neighborhood.

We need this zoning as a critical buffer between us and the port activity. The port is only wanting to expand and encroach on the neighborhood. We do not need or deserve this.

Thank you for your consideration,

Clem Clement

Sent from my iPhone

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 19, 2024 9:53 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Laurence Copel <reinedecoeur@hotmail.com>

Sent: Thursday, December 19, 2024 9:49 AM

To: cpcinfo@nola.gov <IMCEAEMAIL-cpcinfo+40nola+2Egov@NAMPRD84.PROD.OUTLOOK.COM>

Subject: PD08-05

Laurence Copel
5443 Douglas St
New Orleans, LA 70227

Dear Sir or Madam,

I am asking that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map. The retention of the industrial FLUM designation is concerning for the listed reasons and I therefore support the original CPC recommendation of residential medium-density pre-war.

- The current Master plans proposed shift to residential acknowledges the historical residential nature of this area. It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry. This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.
- The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone. These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.
- The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake. We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.
- The change of PD08-05 represents a step in the wrong direction. We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.

Sincerely,

Laurence Copel



Fw: Request for 'residential medium-density pre-war' PD08-05 in the Master Plan and FLUM -

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:14 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: ben depp <depp.ben@gmail.com>

Sent: Wednesday, December 18, 2024 9:46 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Request for 'residential medium-density pre-war' PD08-05 in the Master Plan and FLUM -

Dear City Planning,

I am a Holy Cross resident, I am writing to express my concerns regarding the upcoming hearing on January 7th to address proposed changes to the Master Plan and its Future Land Use Map (FLUM). Specifically, the retention of the industrial FLUM designation is concerning. I strongly support the original CPC recommendation of 'residential medium-density pre-war' zoning and oppose the retention of the industrial FLUM designation.

It's almost 20 years since Katrina, and the Lower 9th Ward has miraculously rebuilt after incredible devastation. The re-industrialization of the Alabu Wharf: the grain terminal, and train traffic is an existential threat to this neighborhood. You just need to visit the grain terminals in Myrtle Grove or Luling to see what a disaster this grain terminal will be for not just the Lower 9th Ward but for the whole city of New Orleans. The dust cloud off these two grain terminals often stretches across the whole river and travels another quarter to half a mile.

The Master Plan's original recommendation of 'residential medium-density pre-war' zoning which acknowledges the area's historical residential nature is crucial. It reflects a recognition of the maritime industry's gradual encroachment beyond the port's original boundaries along the river. The plan wisely uses zoning as a buffer to shield residential areas from the negative effects of heavy industry—ensuring the quality of life for residents remains intact.

Thank you for considering this important issue.

Sincerely,

Benjamin Depp

640 Fats Domino Ave, New Orleans, LA 70117

 Outlook

PD08-05

From thomas durnford <thomas.durnford@gmail.com>

Date Mon 12/23/2024 11:52 AM

To CPCINFO <CPCINFO@nola.gov>

I am writing to express my strong opposition to retaining the industrial FLUM designation for PD08-05 and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

The historical residential character of the neighborhood.

The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.

The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

Harmful impacts on public health due to increased pollution and noise.

Declining property values, making it even harder for families to rebuild and thrive.

Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our

community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Thomas Durnford

4020 Royal St. New Orleans

thomas.durnford@gmail.com

Alyssa R White

From: LINDSAY EDWARDS <lindsaylinda@bellsouth.net>
Sent: Sunday, December 29, 2024 4:02 PM
To: CPCINFO
Subject: Comments for reconsideration of recommendations District 8

Dear Commissioners,

I am writing in regard to two amendments sent back to you by the City Council for reconsideration.

PD08-04 is a recommendation to change your recommendation of RLD-PRE to MUM. MUM was my original amendment request for rezoning, but at the hearing, you suggested the RLD-PRE to prevent possible unwanted development that could be allowed under MUM. The example you gave was a car wash. My goal in submitting this amendment was to stop or at least buffer industrial development in our historic, urban neighborhood. I prefer your original recommendation of RLD-PRE as it makes a stronger statement as to our neighborhood's stance on impending industrial development.

PD08-05 is a recommendation change I feel very strongly about. When I first submitted this amendment, I was trying to be proactive in a vision that I had for the vacant historical buildings and this neighborhood. Now we are in a fight to save our neighborhood from a major industrial conversion. The Port is cutting our neighborhood in two with the rehabilitation of rail lines that will bring safety, environmental, noise and traffic concerns. It has leased Alabo wharf to a company importing grain and now newly revealed plans of vegetable oil. Each of these endeavors coming with their own set of environmental and health and safety risks. The latest is a vote by the Port board to amend their lease of the two historic buildings, allowing them to skirt the demolition by neglect violations filed by the HDLC and paving the way for those buildings to be demolished. This is a travesty. The old Holy Cross school was in the same shape and many thought it was beyond saving. Now they are pre-leasing 59 beautiful apartments which will bring new energy to our neighborhood. There have been numerous other new and renovation housing projects and it is finally feeling like recovery from Katrina is reaching a point that we can start to attract some community friendly business.

That is why your original recommendation of RMD-PRE must be maintained. In numerous studies on the recovery and growth of the Holy Cross neighborhood, including the RU-DAT of the American Institute of Architects and your own community- developed Holy Cross plan for recovery after Katrina, recommendations for the property in question are housing and mixed use. So this is not only my vision, it was yours too.

The Port has sat here all these years since Katrina letting Alabo wharf fall into obsolescence, while residents have reclaimed and renovated their damaged homes and new residents like myself have taken long vacant properties and lovingly restored them by HDLC regulations. You cannot be a part of this perversion. Stop the encroachment by the Port on our historic urban neighborhood. Stand strong in your beliefs (and ours) and we will stand with you against the City Council. Do not let the Port take away our quality of life for their own profit.

My appearance before the commission the first time on this matter was such a encouraging and reconfirming experience. I am looking forward to more of the same. Thank you.

Sincerely,
Lindsay Edwards
Holy Cross resident and property owner

Alyssa R White

From: Alexis Erkert <alexis.erkert@gmail.com>
Sent: Sunday, December 29, 2024 2:06 PM
To: CPCINFO
Subject: Public comment on PDO8-5

Good afternoon,

Please register my comment below, which I inadvertently sent to the wrong address.

From: Alexis Erkert <alexis.erkert@gmail.com>
Date: December 21, 2024 at 9:16:35 AM CST
To: cpinfo@nola.gov
Subject: Clarification of comment on PDO8-5

Good morning,

I write to clarify my previous comment. I support the original CPC recommendation of 'residential medium-density pre-war' zoning and oppose the retention of the industrial FLUM designation.

Holy Cross is one of the few mixed demographic neighborhoods in New Orleans where it is safe for children to play in the street. The levee serves as our neighborhood park. There is a strong sense of community here across age, race, class, and income. The CPC recommendation of 'residential medium-density pre-war' honors the wellbeing of Holy Cross residents and reflects the way that we currently live in and use the space around us.

I live at 640 Fats Domino, two blocks from where the port proposes to build a grain terminal which will dramatically change the character of this neighborhood. It will bring air pollution, noise, traffic problems, and a myriad of other issues resulting from heavy industry to our literal doorsteps.

I believe that the council's request that CPC retain the industrial FLUM designation is connected to that project and hope that you will reject that request. Even if the request is not explicitly connected to the grain terminal project, please respect our community and reject any moves that will facilitate the reindustrialization of the lower 9th ward.

Thank you,
Alexis Erkert

Sent from my iPhone

On Dec 18, 2024, at 7:08 PM, Alexis Erkert <alexis.erkert@gmail.com> wrote:

To Whom it May Concern:

I live in Holy Cross and am requesting that you do not change PDO805 (PDO8-5). Current zoning protects our historic neighborhood and the zoning should stay as is!

The port's plan prioritizes profit over the residents of the lower 9th ward, and will result in air pollution, noise, traffic problems, and a myriad of other issues resulting from heavy industry.

Please refuse any changes to of PD08-05.

Sincerely,

Alexis Erkert

Sent from my iPhone



Fw: FLUM-PD08-05

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:14 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: Elizabeth Essert <elizabeth@essert.net>
Sent: Wednesday, December 18, 2024 8:20 PM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Cameron Paul Essert <cameron@essert.net>
Subject: FLUM-PD08-05

Hi,

We are Elizabeth & Cameron Essert and we live at 6007 Burgundy Street. I am asking that in your special hearing on January 7th regarding changes to Master Plan and its Future Land Use Map that you leave PD08-05 as it is. Because this buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods. It also disregards the historical context and the need to preserve the character of our community.

Sincerely,

Elizabeth & Cameron Essert

Alyssa R White

From: Carlos <ferguson.carlos@gmail.com>
Sent: Monday, December 30, 2024 9:54 AM
To: CPCINFO
Subject: Holy cross zoning changes

I'd like to speak up in favor of preserving the residential nature of holy cross. I strongly support the original CPC recommendation of 'residential medium-density pre-war' zoning and oppose the retention of the industrial FLUM designation.

I've been in the neighborhood for 13 yrs on 616 fats domino - and I have not found the port to be good neighbors - we need to keep as much buffer as possible between the port and the neighborhood.

On pd-08-04 keep residential low density pre war designation.

On pd-08-05 keep the residential medium density pre war designation.

Carlos Ferguson
774 487 7002
616 fats domino avenue
Holy cross

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:32 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Julie French <jfrench79@hotmail.com>

Sent: Saturday, December 21, 2024 1:03 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PDo8-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PDo8-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Julie M. French
918 Tricou Street, New Orleans, LA 70117
jfrench79@hotmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Olivia Gallo <omgallo19@gmail.com>
Sent: Saturday, December 21, 2024 6:05 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.

- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Olivia Gallo
1227 Independence St
New Orleans, LA 70117
omgallo19@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Stephanie Gaskill <srgaskil@gmail.com>
Sent: Friday, December 20, 2024 3:36 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

To whom it may concern,

I am a homeowner in the Holy Cross neighborhood. I live at 911 Lizardi Street. I love living in this neighborhood. My neighbors look out for me, and I for them. I want our neighborhood to prosper, but not at the expense of the people who live here.

I want you to know who I am - I am not simply copying and pasting a form letter. I am genuinely concerned about my commute, my property values, and my health. I am worried about my neighbors, who include elders as well as young families.

Please respect the historic nature of this neighborhood but also the ways that it has changed. Namely, people's houses are so close to the tracks that will be in use again. Their quality of life will be severely diminished by this project.

I also think of my friends who need to get their kids to daycare and access other services. Now we will be cut off not only by the St. Claude Bridge but also by this train.

When I attended a recent public meeting about the project, Norfolk Southern said more appropriate sites for such a project had been proposed but the Port has not chosen them. When we asked the Port why, they had no answers.

I have very little hope that this project will actually produce the economic revitalization promised. We have too much evidence to the contrary with other similar projects.

Please listen to the people who live in this community and stop this project.

All this to say...

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Stephanie Gaskill
911 Lizardi St, New Orleans, LA 70118
sgaskil@gmail.com

Alyssa R White

From: Sam Gelband <samuelgelband@gmail.com>
Sent: Sunday, December 29, 2024 3:27 PM
To: CPCINFO
Subject: Comment for Jan 7th

Hello,

There are choices in this email that pertain to the culture and safety of a historical neighborhood. I hope you consider these words and act on your conscience.

I am asking that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map. The retention of the industrial FLUM designation is concerning for the following reasons, and I therefore support the original CPC recommendation of residential medium density pre-war

- **The current Master plans proposed shift to residential acknowledges the historical residential nature of this area.** It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- **The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry.** This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.
- **The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone.** These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.
- **The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake.** We

must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.

The change of PD08-05 represents a step in the wrong direction. We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.

Best,
Sam Gelband
620 Fats Domino Ave

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Rebekah Gingrich <rbk.gingrich@gmail.com>
Sent: Saturday, December 21, 2024 2:52 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
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- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective.

Sincerely,

Rebekah Gingrich
rbk.gingrich@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:39 AM
To: Valerie A. McMillan
Subject: FW: Opposition to Proposed Zoning Changes for PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Nola Techie LA <nolatechie@gmail.com>
Sent: Thursday, December 19, 2024 11:51 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Opposition to Proposed Zoning Changes for PD08-05

Dear Zoning Commission Members,

I am writing to express my strong opposition to the proposed zoning changes for PD08-05. I strongly and emphatically ask that the current Master Plan's proposed shift to Residential Medium Density Pre-war (RMD-PRE). By this proposed change you undermine and remove the agency of the residents to live in a safe, clean, desirable neighborhood. You instead encourage the unchecked growth of the industrial and maritime industries at the cost of those who can least afford it.

We will pay for it with poor health outcomes for generations. We will subsidize it with lowered property values. We will be reminded daily by the lack of expected businesses and services a community depends on. Like a grocery store, quality medical care located in the community, strong capital investments that serve the community rather than take from it, and ancillary support services that are hallmarks of other communities, but not within reach of ours.

By establishing a buffer zone between residential and industrial sites the Master Plan recognizes the need to protect its residents from all of the hazards of heavy industry. Such as, noise pollution, air pollution, industrial accidents, corporate malfeasance, and decreased property values. It is not if, but when, an event of significant magnitude affects all of us in this area.

When we see the actions and results of Norfolk Southern in places like East Palestine Ohio, Anniston Alabama, Loudonville Ohio. "According to a Federal Railroad Administration 10-year safety summary, Norfolk Southern saw 163.6 derailments and 2.9 hazardous material releases per year on average." This is what you want to give the community that has already lost so much.

Recent actions by the Port of New Orleans, such as the proposed grain terminal and rail yard, further highlight the importance of maintaining this buffer zone. These developments significantly threaten the quality of life in the Lower Ninth Ward and surrounding neighborhoods.

The very residents that have the least ability to protect their lives, homes and children's health are being targeted by corporate indifference; and the need to grow revenue, reduce operating costs, and extract the most profit for stakeholders without regard for the places and people it impacts the most.

The working class people that make this neighborhood great will bear the brunt of this action, and will have zero recourse when governmental and corporate violence become a part of the fabric of the community. There is plenty of historical precedence to back this narrative up. The lack of capital investment in the lower ninth ward since hurricanes Katrina and Rita has been felt by its residents, and its effects are plain to see.

The proposed zoning change for PD08-05 is a step in the wrong direction. It would expose our residential areas to unnecessary risks and jeopardize the character of our historic neighborhoods.

I look to you, the zoning commission members, to prioritize the well-being of our community and reject this proposal. YOU can and should safeguard our neighborhood, respect our historic and cultural relevance, and ensure a sustainable future for generations to come.

Respectfully,

Marshall Gochenour
840 Jourdan Ave.



Outlook

PD08-05

From Amanda Hosmer <ahembree@gmail.com>

Date Mon 12/23/2024 12:09 PM

To CPCINFO <CPCINFO@nola.gov>

I am writing to express my strong opposition to retaining the industrial FLUM designation for PD08-05 and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

The historical residential character of the neighborhood.

The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.

The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

Harmful impacts on public health due to increased pollution and noise.

Declining property values, making it even harder for families to rebuild and thrive.

Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Amanda Hembree
1329 Saint Andrew Street New Orleans LA 70130
ahembree@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:35 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Scott Heron <sidarmgallery@yahoo.com>
Sent: Friday, December 20, 2024 8:12 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
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This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

SCOTTY HERON
409 ANDRY ST
NEW ORLEANS LA 70117
504-666-5759

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 19, 2024 9:52 AM
To: Valerie A. McMillan
Subject: FW: Opposition to Proposed Zoning Changes for PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: DJ H <denisejheston@gmail.com>
Sent: Thursday, December 19, 2024 7:19 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Opposition to Proposed Zoning Changes for PD08-05

Dear Zoning Commission Members,

I am writing to express my strong opposition to the proposed zoning changes for PD08-05. I urge you to support the original recommendation of the City Planning Commission (CPC) to maintain the residential protections for the land bounded by the Mississippi River, Alabo St., Bienvenu St., and Delery St.

The current Master Plan’s proposed shift to Residential Medium Density Pre-War (RMD-PRE) FLUM recognizes the historical residential nature of the area and the gradual encroachment of the maritime industry. This proposed change,

however, undermines the original intent of the Master Plan, which was to establish a buffer zone between industrial and residential areas. This buffer is essential to protect our neighborhoods from the negative impacts of heavy industry, including noise pollution, air pollution, and decreased property values.

Recent actions by the Port of New Orleans, such as the proposed grain terminal and rail yard, further highlight the importance of maintaining this buffer zone. These developments significantly threaten the quality of life in the Lower Ninth Ward and surrounding neighborhoods.

The proposed zoning change for PD08-05 is a step in the wrong direction. It would expose our residential areas to unnecessary risks and jeopardize the character of our historic neighborhoods.

I urge you to prioritize the well-being of our community and reject this proposal. By maintaining these, we can safeguard our neighborhoods and ensure a sustainable future for generations to come.

Respectfully,

DJ Heston

840 Jourdan Ave

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:34 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Tal JONES <deetalteam@gmail.com>
Sent: Friday, December 20, 2024 7:03 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

Subject: **PD08-05**

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Tal Jones
1335 saint maurice avenue , 70117 New Orleans
deetalteam@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:32 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Zachary Kanzler <zkanzler88@gmail.com>
Sent: Saturday, December 21, 2024 1:48 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

Hello,

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

Do not allow Cancer Alley to extend even further into residential New Orleans! The Lower Nine is a vibrant community and does not deserve to be sacrificed again! Especially do not let them bring in "vegetable oil", companies are often caught illegally transporting other chemicals through these

pathways and/or using contaminated containers that bring toxins into communities (<https://www.businessinsider.com/china-panics-open-secret-cooking-oil-fuel-chemical-tanks-2024-7>).

New Orleans is a precious gem that will continue to grow its value if we protect it. Do not let industrialization destroy our communities!

Sincerely,

Zachary Kanzler
zkanzler88@gmail.com

311 S Norman C Francis Pkwy, NOLA 70119
3980 8th Ave, SD CA 92103



Outlook

PD08-05

From Lynsey Knowles <knowleslk@gmail.com>

Date Sun 12/22/2024 5:03 PM

To CPCINFO <CPCINFO@nola.gov>

Good Afternoon,

I am writing to you as a long time resident in the lower 9th, recent (3+ years) home owner, urban planner and bartender in New Orleans for over 10 years.

I am also writing to express my strong opposition to retaining the industrial FLUM designation for PD08-05 and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways including:

- Harmful impacts on public health due to increased pollution and noise.
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- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents and families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident in your parish.

Best,
Lynsey Knowles
616 Forstall Street
knowleslk@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:34 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Jackie K <koenig.jacqueline@gmail.com>
Sent: Friday, December 20, 2024 4:39 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

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- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

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- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Jacqueline Koenig
642 Mehle St
Arabi, LA 70032

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:32 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

"We must endure a bowl full of adversity, to appreciate a cup full of joy." - Buddhist proverb

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From: Gary Lavigne <gary.lavigne53@gmail.com>
Sent: Saturday, December 21, 2024 8:07 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

Email: cpcinfo@nola.gov
Subject: **PD08-05**

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

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I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,
Gary Lavigne
3328 Dauphine St NOLA
gary.lavigne53@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 19, 2024 9:52 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Gary Lavigne <gary.lavigne53@gmail.com>

Sent: Thursday, December 19, 2024 8:40 AM

To: CPCINFO <CPCINFO@nola.gov>

Subject: PD08-05

My name is Gary Lavigne . I live at 3328 Dauphine St .

I own 9 properties in Holy Cross. I am in total opposition to the zoning change proposal PD08-05.

Please protect Holy Cross from the spread of industry.

WE are currently under attack by the Port trying to put a grain terminal and run a grain train through our neighborhood. Please don't allow them to expand their footprint.

Begging you, Gary Lavigne

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 9:43 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Emma L <eledgerwood13@gmail.com>
Sent: Friday, December 20, 2024 3:23 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

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I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Emma Ledgerwood
835 Reynes St.
eledgerwood13@gmail.com



Outlook

PD08-05

From Colin Leonard <colinwulfstanleonard@gmail.com>

Date Sun 12/22/2024 4:23 PM

To CPCINFO <CPCINFO@nola.gov>

Cc Leila Wylie Wagner <leilaww@gmail.com>

Good afternoon,

I am writing to express my strong opposition to retaining the industrial FLUM designation for PD08-05 and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

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I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Colin Leonard, Esq.

Leila Wylie Wagner

1000 Lizardi Street

New Orleans, LA 70117

Colinwulfstanleonard@gmail.com

Leilaww@gmail.com

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Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (she/her) MPH, MSUS
Neighborhood Engagement Planner | City Planning Commission Office of Business and External Services
1300 Perdido St. Suite 7th Floor
504.658.7030 | valerie.mcmillan@nola.gov "We must endure a bowl full of adversity, to appreciate a cup full of joy." – Buddhist proverb Please be advised that all email correspondence is subject to the state's public records laws.

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

From: jennifer martinez <squirrel4jlm@icloud.com>
Sent: Friday, December 20, 2024 3:34 PM
To: CPCINFO <CPCINFO@nola.gov>; hse099@legis.la.gov
Subject: PD08-05

Hello Council members, state representatives and City Planning committee, I am writing this email in opposition to PD08-05, the effort to change the zone to industrial in Holy Cross. The lack of any notification to the residents of this area is unacceptable. This neighborhood is peaceful, historical and one of the few places people can afford to buy a home. Re-zoning and allowing this train to run through the neighborhood is thoughtless. The train would be required to blare its horn at every intersection. The pollution this will create and impose on residents is heartless. I'm appalled by the lack of support for residents. The traffic congestion this will create on St. Claude Avenue will impact everyone using it, including St. Bernard parish. The supposed economic growth will not benefit anyone in this area and only businessperson of the Port of New Orleans.

Please do not support this zoning change or the grain train!

Thank you,
Jennifer Martinez
Dauphine street resident
Sent from my iPhone

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Siobhan McCleary <siobhandestino@icloud.com>
Sent: Friday, December 20, 2024 3:33 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Siobhan McCleary
5139 Burgundy St
siobhandestino@gmail.com



Outlook

PD08-05

From Briana McDonald <briana.mcdonald23@gmail.com>

Date Sun 12/22/2024 10:33 PM

To CPCINFO <CPCINFO@nola.gov>

Hello,

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

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I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Briana McDonald
1677 Paul Morphy St. New Orleans, LA 70119

brianamcdonald23@gmail.com

From: Cinta Nielsen <cintavillan@gmail.com>
Sent: Monday, December 30, 2024 12:33 AM
To: CPCINFO
Subject: PD08-05 NO GRAIN TRAIN

To Whom It May Concern:

My name is Cinta Nielsen and I live at 627 Tricou St in the ninth ward.

Purpose of email:

Master Plan Future Land Use Map (FLUM) reconsiderations

13. For the request identified by the City Planning Commission as PD08-05, pertaining to land bounded by the Mississippi River, Alabo St., Bienvenu St., and Delery St., consider retaining the current FLUM of Industrial (IND) rather than recommending a FLUM change to Residential Medium Density Pre-War (RMD-PRE) for the property.

Phone: [\(504\) 658-7033](tel:(504)658-7033)

Email: cpcinfo@nola.gov

Greet: Name and where your address

Our ask: I am asking that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map. **The retention of the industrial FLUM designation is concerning for the listed reasons and I therefore support the original CPC recommendation of residential medium-density pre-war.**

Talking Points:

- **The current Master plans proposed shift to residential acknowledges the historical residential nature of this area.** It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- **The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry.** This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.
- **The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone.** These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.
- **The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake.** We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.
- **The change of PD08-05 represents a step in the wrong direction.** We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.



Fw: Alabo Warf

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:12 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: Brenna Nopenz <brenna.nopenz@gmail.com>

Sent: Wednesday, December 18, 2024 6:58 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Alabo Warf

Hello,

My name is Brenna and I am a resident of the historic Holy Cross neighborhood. I live and own a home on Chartres Street.

This email is regarding the work planned and being done at the Alabo Warf.

I am asking that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map. I'm asking that you leave P D 0 8 0 5 (PD08-05) as it is. Here are my reasons...

1. Changing PD08-05 to industrial on the "FLUM" is a concerning move that contradicts long-standing recommendations to protect residential areas in the historic district from encroaching heavy industry. This proposal disregards the historical context and the need to preserve the character of our neighborhoods.
2. The current Master plans proposed shift to residential acknowledges the historical residential nature of this area. It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.
3. The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry. This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.
4. The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone. These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.
5. The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake. We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.
6. The change of PD08-05 represents a step in the wrong direction. We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.

Brenna Nopenz



Outlook

PD08-05

From Amy Novelli <amy.beth.novelli@gmail.com>

Date Sun 12/22/2024 11:59 AM

To CPCINFO <CPCINFO@nola.gov>

From Amy Novelli
6310 Douglas St
New Orleans, LA.

Your proposed re-industrialization of our historic jewel of a neighborhood will turn Holy Cross and the Ninth Ward into a ghetto ghost town, the train hold ups will effect all of St Bernard Parish, making an already tedious commute even longer. People are already looking to move if they can to get away from the grain dust, train noise and traffic snarls. Those who own homes may not be able to get full value of selling their beloved homes because values will drop and buyers will go elsewhere. Just because you can't find any other port dock does not make it ok to ruin our quality of life by taking over our dock and old tracks. The people of the lower ninth ward have suffered enough from KaTrina and the failings of the levees 20 years ago. The whole area is now coming back with gardens, renovated homes, parks, walking trails along the levee and many historic buildings and businesses. Leave our neighborhood in peace!

I am asking that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map. **The retention of the industrial FLUM designation is concerning for the listed reasons and I therefore support the original CPC recommendation of residential medium-density pre-war.**

Talking Points:

The current Master plans proposed shift to residential acknowledges the historical residential nature of this area. It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.

The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry. This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.

The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone. These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.

The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake. We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.

The change of PD08-05 represents a step in the wrong direction. We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.

Sent from my iPhone

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:32 AM
To: Valerie A. McMillan
Subject: FW: Holy Cross Trains and Bridges

Valerie McMillan (she/her) MPH, MSUS
Neighborhood Engagement Planner | City Planning Commission Office of Business and External Services
1300 Perdido St. Suite 7th Floor
504.658.7030 | valerie.mcmillan@nola.gov "We must endure a bowl full of adversity, to appreciate a cup full of joy." – Buddhist proverb Please be advised that all email correspondence is subject to the state's public records laws.

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

From: Rebecca Ohler <rebecca.ohler@nola.gov>
Sent: Saturday, December 21, 2024 8:21 AM
To: CPCINFO <CPCINFO@nola.gov>; Oliver M Thomas <Oliver.Thomas@nola.gov>; Helena N. Moreno <Helena.Moreno@nola.gov>; Jean-Paul Morrell <JP.Morrell@nola.gov>
Subject: Holy Cross Trains and Bridges

I am writing today about the proposed increases in industry in my neighborhood, the lower 9th ward/Holy Cross. There is great contention here about both the proposed grain terminal at the Alabó wharf and the expansion of the industrial canal. These issues need your attention. Our neighborhood has a beautiful, old mixed industrial and working class character that I love. We cannot hope to change that without betraying the very nature of our community here. However these expansions are dangerous for life here.

Firstly, I would like to address the issues of the trains. I already face challenges regularly trying to get to work or get my child to school because of Norfolk Southern's blatant disregard for regulations that leave their trains blocking crossings sometimes for hours at a time even during rush hour. How are we going to prevent the railroad in Holy Cross from blocking us all into or out of our homes when they increase the trains onto St Claude and Alabó Street? I have yet to see any meaningful discussion of how this will be controlled or regulated. Norfolk Southern representatives don't even show up to community meetings because they know they are above the law and can just do whatever they want to us. We have to prevent this now while we can do something about it. They are already laying railroad ties. How will any of us even make turns across St Claude with a giant freight train in the middle of the road? It is obscene to even consider.

Secondly, the expansion of the lock at the industrial canal is an affront to our entire community and harms all of us to benefit a few private companies. The port decommissioned the canal it really should just be closed. Short of that it should have marine traffic restricted in favor of residents. Getting in and out of our neighborhoods into the rest of the city is a daily chore with three bridges in various states of disrepair and operational closures at any given time.

I know the council and planning commission do not have complete control of these issues but I expect you to go to bat for us with these larger agencies and companies to represent the interests of the people of New Orleans. Industry should benefit, not harm, the people who live here.

And Mr Thomas I would like to add that this is the 4th or 5th letter I have sent you- my elected council member- about the train issues and not once have you or anyone from your office even responded. I will remember that next time I get to vote for a council representative. We are tired of being the ugly step child of the city over here that no one cares about.

Warmly,

Rebecca Ohler
6210 Burgundy St.

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:31 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (she/her) MPH, MSUS
Neighborhood Engagement Planner | City Planning Commission Office of Business and External Services
1300 Perdido St. Suite 7th Floor
504.658.7030 | valerie.mcmillan@nola.gov "We must endure a bowl full of adversity, to appreciate a cup full of joy." – Buddhist proverb Please be advised that all email correspondence is subject to the state's public records laws.

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

From: Rebecca Ohler <rebeccaohler.nola@gmail.com>
Sent: Saturday, December 21, 2024 8:06 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing today about the proposed zoning changes in my neighborhood, Holy Cross. Particularly the zone for Alabo to Delery between the river and Bienvenu. I think that should be zoned as mixed use not industrial. Clearly there is already an existing vacant industrial complex there but there are also a lot of beautiful historic home there that need to be protected. There is a beautiful park that is a center of our community and that needs to be protected. I am not against any industry in our neighborhood we all know this is a mixed industrial neighborhood but I am very opposed to increasing industry. The homes and community and people who live here need to come first.

Warmly,

Rebecca Ohler
6210 Burgundy St.



Outlook

PD08-05

From Nicolle Pasache <nicollecpasache@gmail.com>

Date Tue 12/24/2024 10:38 AM

To CPCINFO <CPCINFO@nola.gov>

I am writing to express my strong opposition to retaining the Industrial FLUM designation for PD08-05 and to support the original CPC recommendation of residential medium-density pre-war zoning.

I am a resident and homeowner in the Lower 9th Ward, located just a few blocks from the site of the proposed zoning change. As a medical student at Tulane University School of Medicine, I am deeply concerned about the potential encroachment on our limited green space to make way for industrialization.

The Lower 9th Ward is home to approximately 4,603 residents - that's children, older adults, and families. This proposed zoning change raises serious concerns about systemic health inequities. Increased industrial activity would elevate pollution from trucks and shipping, exacerbate traffic congestion, and strain our already limited access routes. Currently, the three main exits from our neighborhood are frequently obstructed by maritime traffic from the Port of New Orleans and operations by the Army Corps of Engineers. Depending on the next tenant, these factors could lead to significantly delayed emergency response times, further endangering lives and placing our community at greater risk compared to other areas.

This proposed change threatens the environmental, health, and safety conditions of our community, and I urge decision-makers to carefully evaluate the long-term consequences.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Nicolle Pasache, M.S.

810 Tricou St, New Orleans, LA 70117

nicollecpasache@gmail.com



Outlook

PD08-05

From Jonathan Patten <jonathanmpatten@gmail.com>

Date Mon 12/23/2024 8:26 AM

To CPCINFO <CPCINFO@nola.gov>

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Jonathan Patten

814 Deslonde Street, New Orleans, LA

jonathanmpatten@gmail.com

504-258-7952

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 9:43 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Nicolas Petr <petr.nic@gmail.com>
Sent: Friday, December 20, 2024 3:22 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Nicolas Petr
6038 St Claude Ave, Holy Cross, Nola
petr.nic@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:32 AM
To: Valerie A. McMillan
Subject: FW: Master Plan FLUM Considerations for Holy Cross

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Clara Potter <cjp2135@gmail.com>
Sent: Saturday, December 21, 2024 8:53 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Master Plan FLUM Considerations for Holy Cross

Hello,

I am a Holy Cross resident and I live at 603 Flood St, New Orleans LA 70117.

I am writing regarding the request PD08-05 to urge the City Planning Commission to move forward with the current master plan proposal to shift this area to residential, rather than redesigning it as industrial.

The current proposal provides needed recognition of the area as a residential neighborhood, and would create a necessary buffer zone to protect residents from industrial encroachment. Industrial activity in close proximity to homes can create a host of negative pollution-related impacts on residents (air, water, noise, light, etc.), in addition to creating risk to life and property from industrial accidents. The currently-proposed grain terminal and rail expansion exemplifies these risks, placing dangerous heavy industry mere feet from our homes.

Holy cross residents need and deserve protection from the reindustrialization of the waterfront, and a commitment from the City to safeguard the places our families live, work, and play.

Thank you for your consideration of this request.

Sincerely,
Clara Potter



Fw: Leave PD08-05 as it is!

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:12 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: Jolie Robichaux <jolierobichaux@gmail.com>

Sent: Wednesday, December 18, 2024 6:54 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Leave PD08-05 as it is!

Hello! My name is Jolie Robichaux. My family and I live on 5445 Chartres St in the Lower Ninth.

I ask that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map, I ask that you leave PD08-05 as it is. Because:

- Changing PD08-05 to industrial on the "FLUM" is a concerning move that contradicts long-standing recommendations to protect residential areas in the historic district from encroaching heavy industry. This proposal disregards the historical context and the need to preserve the character of our neighborhoods.
- The current Master plans proposed shift to residential acknowledges the historical residential nature of this area. It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry. This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.
- The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone. These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.
- The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake. We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.

The change of PD08-05 represents a step in the wrong direction. We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.



Fw: Please leave PD08-05 as residential

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:13 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: Elliot Robinson <elliot.robinson888@gmail.com>

Sent: Wednesday, December 18, 2024 7:00 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Please leave PD08-05 as residential

Hi there,

My name is Elliot Robinson and I live at 527 Flood st 70117 in the Holy Cross Neighborhood of New Orleans. I am writing to request that the City Planning Commission retain its commitment to leaving PD08-05 as designated residential in its Future Land Use Map, rather than changing it to an industrial designation.

The neighborhood is heavily encroached upon by industry, and we need residential protections to retain its historic character. Recent actions by the Port of New Orleans and the New Orleans Public Belt underscore the need for protections for our neighbors that will preserve our shared quality of life.

Thank you,

Elliot Robinson

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:33 AM
To: Valerie A. McMillan
Subject: FW: Please carefully consider PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Andy Schnack <andy@andystrailers.com>
Sent: Saturday, December 21, 2024 5:52 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Please carefully consider PD08-05

To whom it may concern,

My name is Andrew Schnack and I live at 400 Tupelo St, New Orleans LA 70117. The area in question is across the street from me.

I am asking that you carefully consider the retention of the FLUM industrial status for this site during your January 7 special hearing.

This is obviously and clearly a residential area not appropriate for future industrial expansion.

The HDLC has given considerable attention to preserving the historic residential character of this neighborhood. I cannot paint my shutters, but we can build a huge new industrial compound? This is a dissonance in your agency's plan, between various local and state agencies. The working class residents are the victims.

Please protect this residential neighborhood from industrial encroachment.

See you at the meeting,

Andrew Schnack

--

Andy Schnack, Owner



www.andystailers.com

PD08-05 Public Comment

From Erin Greenfingers <erin@growgreenfingers.com>

Date Mon 12/23/2024 8:01 AM

To CPCINFO <CPCINFO@nola.gov>

Hi City Planning Commission,

I want to express my **STRONG OPPOSITION to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward AND neighboring areas without the consent of the communities affected.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The *historic residential character* of the neighborhood.
- The *harmful and gradual encroachment of maritime industry* beyond the port's original boundaries along the river.
- The *need for a buffer zone to protect residential areas from the negative impacts of heavy industry*.

The proposed industrial expansion will negatively affect our communities in too many ways, including:

- *Harmful impacts on public health* due to increased pollution and noise.
- *Declining property values*, making it even harder for families to rebuild and thrive.
- *Everyday disruptions* caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It *prioritizes industrial interests over the well-being of our residents*—families who live, work, and contribute to our community. **This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.**

I STRONGLY URGE decision-makers to **REJECT** this proposal and **UPHOLD** the original recommendation of *residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward & its neighbors.*

Thank you for considering my perspective as a nearby resident and economic contributor to your parish.

Sincerely,

Erin Schott
1113 Friscoville Ave, Arabi, La 70032
erimgreenfingers@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: valen.sparks91@gmail.com <valen.sparks91@gmail.com>
Sent: Friday, December 20, 2024 3:37 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,
Valen Sparks
2544 Ursulines Ave
New Orleans, LA 70119



Fw: Rezoning of (PD08-05)

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:13 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: Bryan Tarnowski <btarnowski@gmail.com>
Sent: Wednesday, December 18, 2024 7:19 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Rezoning of (PD08-05)

Hi my name is Bryan Tarnowski and I am a resident and homeowner in the holy cross neighborhood. I live at 616 Andry St, New Orleans LA 70117

I am asking that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map. I'm asking that you leave P D 0 8 0 5 (**PD08-05**) as it is, because:

- **Changing PD08-05 to industrial on the “FLUM” is a concerning move that contradicts long-standing recommendations to protect residential areas in the historic district from encroaching heavy industry.** This proposal disregards the historical context and the need to preserve the character of our neighborhoods.
- **The current Master plans proposed shift to residential acknowledges the historical residential nature of this area.** It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- **The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry.** This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.
- **The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the**

urgent need to maintain this buffer zone. These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.

- **The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake.** We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.

*****The change of PD08-05 represents a step in the wrong direction.** We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.

Thank you for your consideration

B

Bryan Tarnowski
+1.347.837.7996
bryantarnowski.com
[@btarnowski](https://twitter.com/btarnowski)

New Orleans | Deep South

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Karl TeBeest <karltebeest@gmail.com>
Sent: Friday, December 20, 2024 3:45 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

Hello,

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Karl TeBeest
5413 Burgundy Street, New Orleans LA 70117
karltebeest@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Thursday, December 26, 2024 9:31 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Kate M. Thorstad <katherinethorstad@gmail.com>
Sent: Friday, December 20, 2024 10:12 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am a resident and homeowner in Holy Cross and I am deeply concerned for the future of my community. I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PDo8-05 to remain designated for industrial use is a step in the wrong direction.

It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Kate M. Thorstad

515 Alabo Street
New Orleans, LA 70117
(615) 428-9508



Fw: Leave PD08-05 as is

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:13 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: Jennifer Ward <jenniferleighward@gmail.com>

Sent: Wednesday, December 18, 2024 7:22 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Leave PD08-05 as is

My name is Jennifer Ward and I live at 5117 Burgundy st.

I am asking that in your special hearing on January 7th regarding changes Master Plan and its Future Land Use Map. I'm asking that you leave P D 0 8 0 5 (**PD08-05**) as it is.

Changing PD08-05 to industrial on the “FLUM” is a concerning move that contradicts long-standing recommendations to protect residential areas in the historic district from encroaching heavy industry. This proposal disregards the historical context and the need to preserve the character of our neighborhoods.

The current Master plans proposed shift to residential acknowledges the historical residential nature of this area. It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.

The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry. This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.

The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone. These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.

The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to

undertake. We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.

The change of PD08-05 represents a step in the wrong direction. We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.

Thank you for you consideration

Sent from my iPhone

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:34 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

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From: Meghan Webb <meghan.webb87@gmail.com>
Sent: Friday, December 20, 2024 3:54 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

To Whom It May Concern:

I am writing to express my **STRONG OPPOSITION** to retaining the industrial FLUM designation for PD08-05 and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Meghan Webb
5466 Royal Street
New Orleans, LA 70117
Meghan.webb87@gmail.com

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:34 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

"We must endure a bowl full of adversity, to appreciate a cup full of joy." - Buddhist proverb

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From: Kai Werder <ckaiwerder@gmail.com>
Sent: Friday, December 20, 2024 4:40 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward, my neighborhood.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.

- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a *betrayal* of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. **It prioritizes industrial interests over the well-being of our residents**—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward. ***Please prioritize people over profits.***

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,
 Kai Werder
 5720 Dauphine St. NOLA
ckaiwerder@gmail.com

--
Kai Werder (them/them/theirs)
 716.579.6532

Know that I deeply honor boundaries around personal time and rest. Should you receive my correspondence outside of your working hours, please protect your time and respond when you're next working. Prioritize joy over email, when and where you can.



Fw: Protecting Our Community: Preserve PD08-05 as It Is

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:14 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: David Whatley <davidwhatley318@gmail.com>

Sent: Wednesday, December 18, 2024 9:00 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Protecting Our Community: Preserve PD08-05 as It Is

Dear Members of the City Planning Commission,

I am writing to urge you to leave PD08-05 unchanged in your upcoming special hearing on January 7th regarding the Master Plan and its Future Land Use Map (FLUM). As a resident of the affected area, I strongly oppose any changes that would reclassify this designation to industrial use.

Changing PD08-05 to industrial would contradict long-standing recommendations to protect residential areas in our historic district from industrial encroachment. This proposal disregards the historical and cultural context of the Lower Ninth Ward and undermines efforts to preserve the character of our neighborhoods.

The current Master Plan rightly acknowledges the historical residential nature of this area. It also recognizes the harmful pattern of maritime industry gradually expanding beyond its original boundaries along the river. By using zoning as a buffer to safeguard our residential areas, the plan prioritizes the quality of life for residents—a vital goal for our community.

Recent proposals, such as the push for a grain terminal and the conversion of green space on the levee into a rail yard, further highlight the importance of maintaining this buffer. These actions would bring noise, air pollution, and heavy industry into the heart of the Lower Ninth Ward, threatening the health and well-being of residents and permanently altering the landscape of our community.

The proposed change to PD08-05 represents a step in the wrong direction. It prioritizes industrial interests over the lives of the people who call this neighborhood home. I respectfully urge you to uphold the long-standing commitment to protecting our residential areas and reject this proposal.

Please keep PD08-05 as it is to preserve the safety, health, and character of the Lower Ninth Ward.

Thank you for your attention to this urgent matter.

Sincerely,

David Whatley
5308 Douglas St
Nola 70117
318.560.4319

Alyssa R White

From: Bella White <bellawhitemusic@gmail.com>
Sent: Sunday, December 29, 2024 3:31 PM
To: CPCINFO
Subject: notes for jan 7th

Hello,

There are choices in this email that pertain to the culture and safety of a historical neighborhood. I hope you consider these words.

I ask that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map, The retention of the industrial FLUM designation is concerning for the following reasons, and I therefore support the original CPC recommendation of residential medium density pre-war

- **The current Master plans proposed shift to residential acknowledges the historical residential nature of this area.** It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- **The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry.** This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.
- **The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone.** These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.

- **The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake.** We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.

The change of PD08-05 represents a step in the wrong direction. We urge decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment.

thanks,
Bella

Bella White She/Her

[Website](#) | [Facebook](#) | [Instagram](#) | [Twitter](#)

Valerie A. McMillan

From: CPCINFO
Sent: Monday, December 23, 2024 11:33 AM
To: Valerie A. McMillan
Subject: FW: PD08-05

Valerie McMillan (*she/her*) MPH, MSUS

Neighborhood Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

"We must endure a bowl full of adversity, to appreciate a cup full of joy." - Buddhist proverb

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From: Jenny Wynne <jennyleewynne@googlemail.com>
Sent: Friday, December 20, 2024 3:33 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: PD08-05

I am writing to express my strong opposition to retaining the industrial FLUM designation for PD08-05 and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

The historical residential character of the neighborhood.

The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.

The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

Harmful impacts on public health due to increased pollution and noise.

Declining property values, making it even harder for families to rebuild and thrive.

Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Jeannette Wynne
1017 Henriette Delille Str
New Orleans LA 70116
JennyLeewynne@googlemail.com



PD08-05

From Semaj Crumpton <semaj.crumpton1@gmail.com>

Date Mon 12/23/2024 1:17 PM

To CPCINFO <CPCINFO@nola.gov>

Good afternoon,

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
- Declining property values, making it even harder for families to rebuild and thrive.
- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

--

Semaj Crumpton, LCSW (She/Her)

Licensed Clinical Social Worker

New Orleans, LA



Outlook

Grave concern about the health of readidents of the Lower 9

From tamalyndallal.com <tamalyndallal@yahoo.com>

Date Mon 12/23/2024 10:32 PM

To CPCINFO <CPCINFO@nola.gov>

I am writing to express my strong opposition to retaining the industrial FLUM designation for PD08-05 and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
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The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
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- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,
Tamalyn Harris
6017 Chartres St.
New Orleans, LA 70117



Fw: Future Land Use Map (FLUM) reconsiderations

From CPCINFO <CPCINFO@nola.gov>

Date Fri 12/27/2024 9:13 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: Joshua Anderson <isoroxas287@gmail.com>

Sent: Wednesday, December 18, 2024 7:57 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Future Land Use Map (FLUM) reconsiderations

To whom it may concern,

My name is Joshua Anderson. I live on the 5600 block of Royal St. (About 2 or so blocks from the wharf if your curious). I have been living here with my wife for about 4 years now. We have seen how this community has been so vibrant and beautiful and have dreamed of raising our future children here as well. But that doesn't seem like a good idea now, Here's why.

I am asking that in your special hearing on January 7th regarding changes Master Plan and it's Future Land Use Map. I'm asking that you leave P D 0 8 0 5 (PD08-05) as it is. Because (use talking points) changing PD08-05 to industrial on the "FLUM" is a concerning move that contradicts long-standing recommendations to protect residential areas in the historic district from encroaching heavy industry. This proposal disregards the historical context and the need to preserve the character of our neighborhoods.

The current Master plans proposed shift to residential acknowledges the historical residential nature of this area. It recognizes the gradual encroachment of maritime industry beyond the port's original boundaries along the river. The Master Plan originally intended to use zoning as a buffer to safeguard residential areas from heavy industry. This buffer is essential to prevent industrial activities from negatively impacting the quality of life in our neighborhoods.

The Port's recent actions, such as the push for a grain terminal and the proposed conversion of green space on the levee into a rail yard, further underscore the urgent need to maintain this buffer zone. These developments threaten to irrevocably alter the landscape of the Lower Ninth Ward neighborhood and surrounding areas.

The proposed change of PD08-05 will expose our residential areas to noise, air pollution, and heavy industry is crucial the port is currently trying to undertake. We must prioritize the well-being of our residents which the port is currently trying to destroy and preserve the character of our historic neighborhoods.

The change of PD08-05 represents a step in the wrong direction. As a community, we are urging decision-makers to reject this proposal and uphold the long-standing commitment to protecting our residential areas from industrial encroachment. You may already see how this may affect current families, and I assure you it will. But it will also likely lead future families to reconsider living in this neighborhood, it nearby.

Deeply Concerned,

Joshua D. Anderson

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Alyssa R White

From: Gina Leslie <leslie.ginam@gmail.com>
Sent: Thursday, December 26, 2024 1:35 PM
To: CPCINFO
Subject: PD08-05

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
- The need for a buffer zone to protect residential areas from the negative impacts of heavy industry.

The proposed industrial expansion will negatively affect our community in numerous ways, including:

- Harmful impacts on public health due to increased pollution and noise.
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- Everyday disruptions caused by industrial activities, further diminishing our quality of life.

This area was intended to serve as a buffer to safeguard residential neighborhoods from heavy industry, and changing that now would be a betrayal of the Master Plan's original intent.

Allowing PD08-05 to remain designated for industrial use is a step in the wrong direction. It prioritizes industrial interests over the well-being of our residents—families who live, work, and contribute to our community. This is particularly harmful to an area still recovering from decades of systemic inequities and the devastating effects of Hurricane Katrina.

I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Gina Leslie
622 Fats Domino Ave.
New Orleans, LA 70117
Leslie.ginam@gmail.com

--
Gina Leslie
OMGina.com
(303) 525- 3410



Outlook

PD08-05

From Pai Palomo <ladyinoxia@gmail.com>

Date Tue 12/24/2024 9:29 AM

To CPCINFO <CPCINFO@nola.gov>

I am writing to express my **strong opposition to retaining the industrial FLUM designation for PD08-05** and to support the original CPC recommendation of residential medium-density pre-war zoning.

The Port of New Orleans recently approved (12/19/24) breaking the lease with the current tenant of PD08-05 to pave the way for industrial expansion. This decision is deeply concerning as it jeopardizes the livability and long-term viability of the Lower 9th Ward.

The current Master Plan's recommendation to transition this area to residential medium-density pre-war zoning acknowledges several critical points:

- The historical residential character of the neighborhood.
- The harmful and gradual encroachment of maritime industry beyond the port's original boundaries along the river.
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I strongly urge decision-makers to reject this proposal and uphold the original recommendation of residential zoning to protect our community and ensure a healthier, brighter future for the Lower 9th Ward.

Thank you for considering my perspective as a resident and voter in your parish.

Sincerely,

Amanda Palomo
4717 marais st.
New Orleans, LA. 70117

Re: Resident Comments: FLUM PD08-05

From Robin C. Jones <rcjones@nola.gov>
Date Mon 12/30/2024 2:16 PM
To Dustin Dirickson <dirickson.dustin@gmail.com>
Cc Rachael Berg <rberg@nola.gov>

Dear Mr. Dirickson,

Thank you for your comments. I will forward them to the appropriate City Planning Commission staff.

Best regards,

Robin Jones (*she/her/hers*)
Principal City Planner on duty for cpcinfo@nola.gov Monday, December 30, 2024 12:30pm - 4:00pm
New Orleans City Planning Commission
1300 Perdido Street, Room 7W03
New Orleans, Louisiana 70112
(504) 658-7016
rcjones@nola.gov

From: Dustin Dirickson <dirickson.dustin@gmail.com>
Sent: Monday, December 30, 2024 12:39 PM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Rachael Berg <rberg@nola.gov>
Subject: Resident Comments: FLUM PD08-05

City Planning Commission,

In regard to the proposed amendments to the Plan for the 21st Century: New Orleans 2030, please consider these comments for inclusion in the discussion of **FLUM request PD08-05** located in the old Holy Cross neighborhood within the Lower Ninth Ward.

The land contained within the perimeter defined by PD08-05 is a complex puzzle piece to be sure, juxtaposing *industrial* intent against *residential* and *historical* revitalization efforts. When considering future land use and potential zoning, it is vital to consider several important local features and landmarks that have been there for decades and centuries:

1. The open-access Mississippi River Levee
2. The historic Jackson Barracks military complex (1834)
3. The historic wooden Saint Maurice Wharf (*dilapidated*)
4. The historic brick Slaughterhouses (19th C. - *neglected*)
5. The historic Holy Cross neighborhood
6. The wooden Delery Street Playground (unique to the city)
7. The historic Saint Maurice Catholic Church Complex (pre Civil War)

8. The historic McDonogh #19 School (ca. 1890s)

As a resident at Delery & Alhambra, I can anecdotally attest to the communal importance of this area not only to immediate residents, but also to those who commute to this location for its wonderful (if largely unknown and unappreciated) amenities. On any given evening, one can witness a number of activities humans engage in:

1. Anglers fishing along the levee
2. Families celebrating birthdays
3. Dog owners walking their pets
4. Joggers engaging in exercise
5. Walkers strolling and talking
6. Visitors enjoying evening sunsets
7. Spectators waving at steamboats
8. Revelers watching (lighting) fireworks

To be clear, the playground and open levee extending from the Industrial Canal to the Domino Sugar factory in Arabi are integral, *vital* amenities of the neighborhood. With few park spaces in the Holy Cross area, losing this meeting place and open levee corridor would negatively impact the future of this historic neighborhood in incalculable ways.

Considering additional, potential losses, I would remind the CPC that we are currently at 50% when it comes to saving monolithic, brick historical structures here. While long, tenuous efforts finally resulted in a victory via the restored Holy Cross school (a true gem for the city), the Semmes School unfortunately was demolished due to years of neglect. Losing the old Slaughterhouses on Alabu would be yet one more significant blow - an opportunity lost for the city's future. While the prior recommendation for 'Institutional' may have been overly optimistic, reversing the prior recommendation to revert the parcel FLUM back to 'Industrial' would indeed be step in the wrong direction.

Though not an expert, it would seem that a substantial "buffer zone" somehow needs to be established between the industrial & residential areas in PD08-05. Based on available FLUM maps, it seems logical that removing 'Industrial' potential from the levee areas stretching from the Saint Bernard Parish boundary to Saint Maurice Avenue would enact a protective buffer to the local residential and recreational areas, along with the aforementioned historical landmarks. Children and families playing at the tree-lined, wooden Delery Street Playground should not have to deal with *multiple* lines of NOPB steel rail and dangerous, coupling rail cars rolling directly adjacent to our tree swing! To complement this playground, the wooden Saint Maurice Wharf cries to become a rehabilitated, wooden fishing & walking pier, a future jewel for the city (akin to the Crescent Park in Bywater) as the neighborhood continues to repopulate and revitalize. Why should FLUM remain IND at the levee, yet switch to PARK at the playground? PARK (if that is the correct designation) should continue to the river, and the Slaughterhouses ought follow the earlier CPC recommendation as Residential Medium Density Pre-War.

In closing, I would like to say that 20 years after Hurricane Katrina (and the human engineering plans and failures that both historically preceded and directly followed the storm leading to neighborhood catastrophe), the Lower Ninth Ward including Holy Cross still finds itself in a delicate balance. The neighborhood IS revitalizing, housing IS more affordable here (another of the city's primary challenges), and development IS happening, albeit at a slow pace. The developments Sankofa has implemented along Florida and the bayou need be reciprocated along the river. The neighborhood needs every opportunity and assurance of support to continue its trajectory. Allowing for unmitigated and rampant maritime industrialization (beyond the scope it ever had historically) would be one more

injustice in a long line of tragedies inflicted upon this ward. Historic districts, particularly those under full-control HDLC regulations, are in finite supply.

Respectfully,

Dustin Dirickson & family

Residents/Stakeholders of the Lower Ninth Ward

302 Delery Street

504-407-7205

Alyssa R White

From: William Edwards <billedwards1@mac.com>
Sent: Sunday, December 29, 2024 1:43 PM
To: CPCINFO
Subject: Reconsideration 13, PD08-05
Attachments: Document3.docx

Sent from my phone