

220 camp street
new orleans la 70130
t 504 593 9494
ekistitcsinc.com

PKISS

Monday, March 6, 2017

Mr. Robert Rivers
Executive Director
City Planning Commission
1300 Perdido Street, 07th Floor
New Orleans, Louisiana 70112

Dear Bob:

You and your team have a challenging job, and with this letter I both want to express that again and offer some thoughts as you consider ways to improve riverfront zoning.

Striking the right balance between protecting architectural character and encouraging the economic growth we so badly need is not easy. Add to it the goal of encouraging "public access to the river", and the assignment is tougher still. Add to that, calls for public policy about carbon emissions, affordable housing and more, and the task really is quite difficult.

This difficulty has played out for 15 years so far, with City Planning conducting studies, publishing Master Plans and both writing and rewriting riverfront zoning text. Yet, despite catalytic public investment, high demand and considerable effort, there is nothing being built. Why?

The answer is that the cost of confiscating historical height and adding costly new mandates, detailed in Section 18.13.G of the August 2015 CZO, exceeds the benefit offered. For the most part, the FAR benefit cannot be used.

In the case of smaller parcels, folks face the double-whammy of proportionally greater cost for the public plaza or café required in 2a and the inability to utilize the "bonus" FAR because they cannot accommodate required parking associated with that FAR and café.

Similarly, larger parcels cannot use the FAR due to parking, open space requirements and common sense urban design which, unlike South Market and other areas of the city, requires porosity between buildings, to step-down in height to relate directly with smaller single-family homes found along prominent streets like Chartres and Decatur and to not wall off neighborhoods with monolithic structures.

All tolled, the current zoning text is aspires admirably to incentivize property owners to produce the housing, cityscape and jobs, income and wealth that New Orleans needs desperately, but as written, it is a disincentive to do that.

In response, for a few years now I have shared with you my best thinking on urban design and zoning policy. In this same spirit, I suggest these changes, and for context, Dr. Ed Glazer still says it best:

"The key is to make the **most use of the space that is allowed to change and champion excellent design**. Smart preservation with great reverence, protects the most important buildings and **essential character** of the neighborhood **but encourages taller, new structures** that reduce pressure on prices and tear down pressure on the older homes.

... When neighborhoods and **cites restrict** new construction, they become more expensive, sometimes **pricing out the very creative people, older and poorer residents who made the neighborhood so creative and appealing** from the beginning ... **Limiting height** and development generally does not guarantee interesting, heterogeneous neighborhoods. It only guarantees higher prices."

(excerpt from *Triumph of the City*)

The suggested changes are:

1. Restore the historic height to 75 feet by right with the 2.5 FAR. As you see in Exhibit 1 which I have shared with you before, this land has never been zoned lower than 75 feet in the entire history of New Orleans.

Taking that height and then offering it back as a bonus is not a bonus. It also creates - leading preservationists agree - an incentive for folks to build uniform so called "Philadelphia Cream Cheese" boxes that are alien to our historic zoning, preservation, economic growth and visual interest. With the height restored by right, some folks will choose to create three and four story 40 - 55 foot buildings that cover entire lots. Others will build to 75 feet but on a smaller footprint, creating welcome open space and both visual porosity and interest. Good for them. The best cities find magic in that mix.

Please also note this important fact, as it impacts what you doing and is not at all well known. Along these unprotected stretches of riverfront, it is wise to shift from wood-construction used in a 4 story 50 foot building to sturdier concrete structures that better weather conditions experienced by a 6 story 75 foot building facing the river.

Concrete, however, costs 15% or roughly \$25 more per square foot to build. Moreover, the sandy alluvial soil conditions present on riverfront (I have reports if you want to see them.) require much more robust foundations, and that means that construction costs on the riverfront are the highest in the city.

2. Eliminate 2a, elevated plaza or café.

Provision 2a plazas, read concurrently with 2d, will cost roughly \$800,000 ie: \$300,000 - 500,000 to build and at least \$35,000 annually for security and other operating expenses which capitalized at 7% equals \$500,000. Income is zero.

Net Cost: (\$800,000)

A "sidewalk café" at a location with direct river views and at about 3000 square feet will cost approximately \$1,000,000 ie: \$500,000 to build and \$500,000 for 20 parking spaces (1:150 square feet) at \$25,000 per space. Using a similarly sized similarly situated example, Mariza pays \$48,000 per year - \$686,000 when capitalized at 7%. There is also a \$300,000 hidden cost since this use counts against FAR that could be residential space worth about \$100 PSF more.

Net Cost: (\$600,000)

3. 2c Affordable Housing

I am a big booster of creating diverse communities with a mix of income, age, race and more and have created a spreadsheet to analyze the 2c. I am happy to review it with you any time, and I will simply note this data for now:

	market rate	affordable 80% AMI
1 bedroom	\$1700	\$960
2 bedroom	\$2700	\$1200

When one cannot use the additional FAR, 2 c, like 2a and 2b, becomes a pure cost item. As an alternative, have you considered a property tax abatement that runs concurrently with the term of the affordable housing?

Net Cost: (\$ 250,000) per home, approximately.

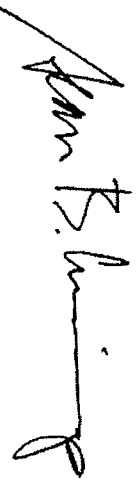
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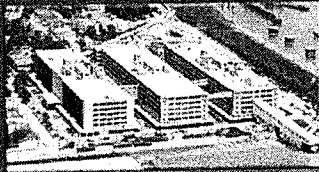
4. Eliminate the Conditional Use process.

Thank you Bob. I appreciate your inviting public input, and I hope that you find this information useful and am happy to visit with you, your team, City Council members or anyone else any time you wish.

Thank you.



Sean B. Cummings



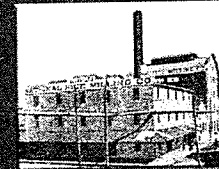
Building of the U.S. Navy
2100 Poydras Street
New Orleans, LA 70112



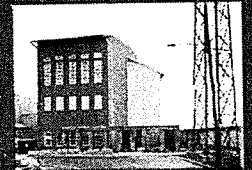
Jean Swaine
2000 Poydras Street
New Orleans, LA 70112



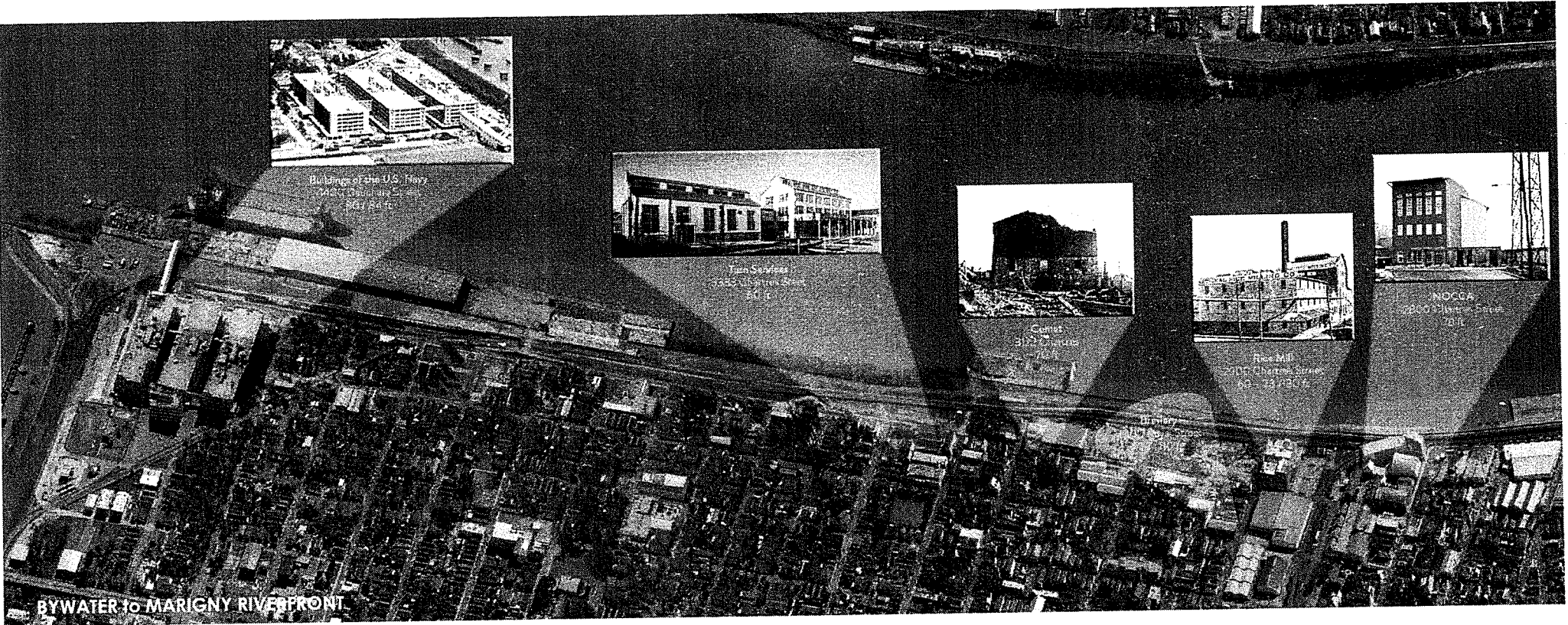
Crescent City
1111 Poydras Street
New Orleans, LA 70112



Rice Mill
2100 Poydras Street
New Orleans, LA 70112



NOCCA
2000 Poydras Street
New Orleans, LA 70112



BYWATER TO MARIGNY RIVERFRONT

For the entire history of New Orleans – every single day - the riverfront has been zoned **NO LOWER THAN 75 feet**

- The 1929 City of New Orleans Zoning Code (first zoning code) | Lots along the river had Unrestricted Use | Height Max: 8 Stories, 100 feet
- The 1953 City of New Orleans Zoning Code | Lots along the river had Heavy Industrial Use | Height Max: Unlimited Height
- The 1970 City of New Orleans Zoning Code (current zoning code) | Lots along the river have Light Industrial Use | Height Max: 75 feet

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DKISS

Tuesday, April 18, 2017

Mr. Robert Rivers
Executive Director
City Planning Commission
City of New Orleans
1300 Perdido Street - 7th Floor
New Orleans, Louisiana 70112

Dear Bob:

I have followed the **legislative process** regarding riverfront zoning pretty closely over the years, first as an invited participant in the City Planning Commission's (CPC) May 2004 charrette with the Port and American Institute of Architects, later hiring economist Dr. James Richardson to perform an economic impact study and most recently in your March 2017 public meeting at Holy Angels.

It is **not easy** to find a path through the ordinances, competing viewpoints and, perhaps most important, actual market conditions to write zoning language that really works, and I empathize. Property owners like me pick up the "baton" when you hand-off, facing comparable challenges trying to create beautiful buildings that form a **world-class riverfront**, serve our residents, benefit our neighborhoods and city, repay lenders and earn a profit for investors who take significant risk to make these good things happen.

Truth is, we are **all in this together**, and everyone wants zoning that protects **architectural character** while encouraging the **economic growth** and **tax base expansion** that New Orleans needs. But, this worthy goal is not easy to achieve. Add to it the goal of "public access to the river", and the assignment becomes tougher. Add to that, public policy about carbon emissions, affordable housing and more, and the task really is quite difficult.

This **difficulty** has played out since at least 1992 when CPC published *New Century New Orleans Riverfront Strategic Policy Plan* and *New Orleans Evaluation of the Area from Press Street to Jackson Avenue*. It continues today in a concerted effort for the past **15 years**, with the City publishing new riverfront studies that address zoning, like *Riverfront 2005* and *Reinventing the Crescent*, and ultimately the CZO. Yet, despite 25 years of considerable effort, more than \$40 million in catalytic public investment in Marigny and Bywater alone and high housing demand, not one building has been built. **Why ?**

The simple answer is that the **cost exceeds the benefit**. Rents have long been insufficient to support the cost of new construction, and I honestly cannot think of one unsubsidized apartment building built in New Orleans in the past 30 years. It is only in the last three years with historically low interest rates (3-4%), HUD's long amortization (40 years) and higher rents that it is even potentially profitable to build market rate, multi-family in New Orleans without a subsidy. And, the City seems to know it since new multi-family buildings at South Market, for example, are subsidized with property tax abatements or PLOTIS **just to make 100% market rate projects possible**.

The **bottom line** is that **multi-family profit margins are surprisingly low**, roughly 6% of cost on a good day, and the current never-before-seen low interest rate is the variable boosting that unacceptably low return to the 12% minimum on equity and debt coverage ratios that investors and banks require.

In short, we are living right at the financial margin where projects happen or not. Even a .5% increase in interest rates, a rise in concrete or steel prices due to anticipated federal infrastructure spending or the drop in rents we see now due to the city's declining population quickly kills projects.

Likewise, the **challenge with the riverfront overlay** is that it shifts this delicate financial balance by increasing costs to the point where no buildings are built. It does so by confiscating height and by adding costly mandates detailed in Section 18.13.G of the CZO on top of others found throughout the zoning and building codes. (see Exhibit 3)

What about the 1.5 FAR "bonus" intended to compensate for those costs? Well, given the low profit margins, the **FAR "bonus" does not generate enough money to pay for the mandates**. If one can even add that additional square footage to his or her project, it yields approximately 2.7 market rate apartments for each affordable apartment, and that ratio, given actual market conditions, still loses money. Obviously no bank or investor will risk lending or investing that much money if that is the case or even just to break-even.

On top of that, most riverfront property owners **cannot use the FAR**. Owners of **smaller lots** face the double-whammy of proportionally greater cost for the public plaza or café required in section 2a – same cost regardless of project size - and the inability to utilize the extra FAR because they cannot accommodate required parking associated with it.

Similarly, owners of **larger parcels** cannot use the FAR due to parking but also common sense urban design which, instead of monolithic structures that wall off the river, requires porosity between buildings and stepping-down in height to relate thoughtfully to smaller homes on Chartres, Decatur and other riverfront streets.

In sum, the current text aspires admirably to incentivize people to produce the housing and design excellence, as well as the jobs, income and wealth that our city needs, but as written and due to actual market conditions, it does the opposite. It provides a **disincentive** to invest, in effect causing some of the access and affordability challenges it seeks to improve and causing the City to forego roughly \$10 million a year in new property taxes.

Since we are all in this together trying our best to create a riverfront that people greatly admire, it reminds me of a good quote from Michael Lewis' Liar's Poker. It reads: "The challenge of a team is to share the tasks, bring diversity of opinion and insights and yet work with a singularity of purpose."

In this constructive spirit and with shared purpose top of mind, here are a few suggestions to simplify and improve the zoning. For context, Dr. Ed Glaeser still says it best:

"The key is to make the most use of the space that is allowed to change and champion excellent design. Smart preservation with great reverence, protects the most important buildings and essential character of the neighborhood but encourages taller, new structures that reduce pressure on prices and tear-down pressure on the older homes.

... When neighborhoods and cities restrict new construction, they become more expensive, sometimes pricing out the very creative people, older and poorer residents who made the neighborhood so creative and appealing from the beginning ... Limiting height and development generally does not guarantee interesting, heterogeneous neighborhoods. It only guarantees higher prices."

- excerpt from *Triumph of the City*

Suggestion 1
Restore the authentic and historic height by right with "shall" language that brings certainty to the administrative process.

Exhibit 1 supports this suggestion with empirical data. It confirms that this land has **never been zoned lower than 75 feet** in the entire history of New Orleans, with the exception of Marigny. Though inconclusive, it appears that even that 1973 change was applied to the riverfront by accident. The important point is that authentic height is fundamental to the area's eclectic character, as Dr. Glaeser writes, and important when the goal is **protecting the essential character of the neighborhood**.

Glaeser's call for **smart preservation**, including best practices in urban design for the actual land use (residential), encourages **taller new structures** with thinner **form** to serve the residential **function**, not shorter fatter buildings that serve warehousing functions and present massing that tends to create the sort of visual barriers we all wish to avoid.

Second, basic fairness dictates that taking height from property and offering it back as a "bonus" is not a bonus.

Third, the height issue negatively impacts the administrative process and fuels disharmony in the community. It incites a "pitchfork" crowd like no other, transforming ordinary zoning applications that should be about density and **championing excellent design** into polarizing fights over the false notion that the City is somehow granting property owners or "evil-doer developers" inappropriate height.

Though that passion and hyperbole were evident in the March 23 meeting notice (Exhibit 2 – Godzill) and coordinated statements in the Q & A, you did a remarkable job of turning comments into helpful teaching moments. In this same way, the historical zoning data

shows conclusively that the argument against preserving authentic height is not about preservation. It is not about "tout ensemble". It is not about protecting a Louisiana landmark. Rather and however well-meaning, it advocates **historical revisionism**, a fiction of personal preference that **seeks to homogenize** the genuinely different scale, mass, form, function, land-use and cityscape along the river with an artificial sameness that is achieved by incorporating the riverfront into the creole cottage core of which it was never a part.

In sum, by restoring the authentic height and not granting too much mass, some folks will choose to create three and four story buildings that largely cover their lots. Others will build to 75 feet on smaller footprints, creating welcome open space and both visual porosity and interest. Good for them and New Orleans. Great cities find magic in that mix.

Suggestion 2

Offer **only .5 FAR to help pay for requirements listed in Sections 2a, 2b and 2d**. Estimated costs for 2a provisions and two suggestions for Marigny | Bywater projects in 2d are:

- Section 2a Public plaza: At 2500 square feet, it costs roughly \$300,000 - 500,000 to build and at least \$35,000 annually for security and other operating expenses, which capitalized at 7% equals \$500,000. Revenue is zero.

Net cost: \$800,000

- Section 2a "Sidewalk café": Located with direct river views and at about 3000 square feet, it costs approximately \$1,000,000. Rent paid at a similarly sized and situated restaurant is \$48,000 per year, equal to \$680,000 when capitalized at 7%.

Net cost: \$320,000

- Suggestion Section 2d: "Quiet Zones" that eliminate train noise. About 400 area residents recently signed a petition asking for them. Norfolk Southern created the program. The Regional Planning Commission seems to have 80% matching money, and the City's 20% will cost about \$400,000. Quiet Zones would enhance public safety and quality of life at these riverfront nodes near NOCCA along Press St., Chartes at France St., and Royal at Poland Ave. along the Port of Embarkation.

Net cost: \$400,000

- Suggestion for Section 2d: Open the floodgates where at-grade access already exists. They were open until December 2007. By opening them again, pedestrian and visual access at these streets, these wide "view corridors", will dramatically "improve public access to the river", an important CPC goal.

Net cost: \$250,000 per gate

Suggestion 3

Since the FAR bonus is not an effective subsidy, **offer a 10 property tax abatement at the pre-construction level to subsidize affordable housing required in Section 2c**. Further study is needed, but the abatement seems to approximate the actual net cost.

Alternatively, remove Section 2c from the riverfront overlay, and create citywide policy that

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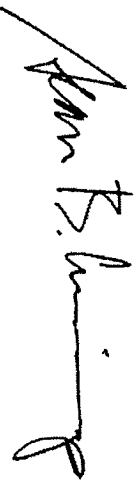
applies fairly to everyone. As written, 2c has two unintended consequences. It costs so much that no riverfront projects will be built, and since it is uniquely applied to the riverfront, it tilts the playing field in favor of non-riverfront real estate. In the meantime and whatever the City decides, Dr. Glaeser reminds us that increasing the supply of housing at any price point in our community by definition "... reduces pressure on prices." It improves affordability generally and especially now in New Orleans with decreasing population and demand. By not building anything, however, "... the very creative people, older and poorer residents who made the neighborhoods so creative and appealing from the beginning" are being priced out.

Here is the basic math, which needs vetting:

- Each 1 - 3 bedroom affordable apartment built on the riverfront and leased at 80% AMI will lose approximately \$5000 - \$7000 per year.
- At a 7% cap rate, the lump sum subsidy required is bridge this gap is roughly \$70,000 - 100,000, an average of **\$85,000 per affordable apartment**.
- \$85,000 is roughly 50% of the total cost for one apartment. It's very expensive.
- 50% of the construction cost for 10% of the apartments is the same as 5% of the cost for 100% of the apartments. If the residential real estate tax rate is 14% of assessed value (1.4% of market value) and one assumes that 20% of the value is in the pre-construction land value then a 10 year abatement comes close to subsidizing for the affordable apartments and keeps the economics of building new multi-family projects viable.

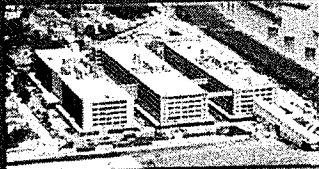
Thank you Bob. We are all in this together, and if insights and ideas from a few real estate developers and architects who care would be helpful, I and we would happy to meet with you, fellow residents, City Council-members or anyone else. We all want to create a world-class riverfront that offers beautiful buildings, architectural character, economic growth, tax base expansion and many new places to live.

With kindest regards,



Sean B. Cummings

Copy:
City Council members
Chiefs of Staff of same
Bywater Neighborhood Association



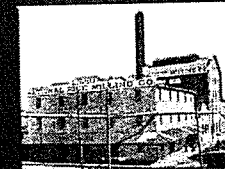
Billings in the US Navy
2000 Clamier Drive
1950s



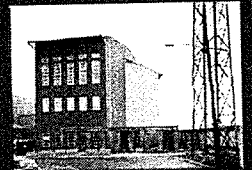
Tom Sweeney
333 Clamier Drive
1950s



Sweeney
2000 Clamier Drive
1950s



Rice Mill
200 Clamier Drive
1950s



NOCCA
200 Clamier Drive
1950s

BYWATER to MARIGNY RIVERFRONT

For the entire history of New Orleans – every single day - the riverfront has been zoned **NO LOWER THAN 75 feet**

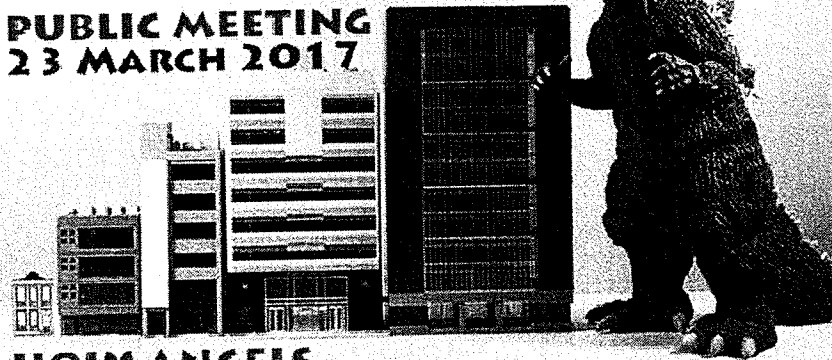
- The 1929 City of New Orleans Zoning Code (first zoning code) | Lots along the river had Unrestricted Use | Height Max: 8 Stories, 100 feet
- The 1953 City of New Orleans Zoning Code | Lots along the river had Heavy Industrial Use | Height Max: Unlimited Height
- The 1970 City of New Orleans Zoning Code (current zoning code) | Lots along the river have Light Industrial Use | Height Max: 75 feet

FIND OUT ABOUT TALLER BUILDINGS IN YOUR HISTORIC DISTRICT

RIVERFRONT OVERLAY HEIGHT BONUSES

EXTENDING THROUGH MARIGNY & BYWATER

PUBLIC MEETING
23 MARCH 2017



HOLY ANGELS

3500 ST. CLAUDE AVENUE

MEET & GREET AT 6:30 <> MEETING AT 7:00

SPONSORED BY FMIA AND CITY PLANNING COMMISSION - ALL ARE WELCOME!

Exhibit 3
General Riverfront Cost Context

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1. Riverfront construction cost highest in city

On these unprotected stretches of riverfront, concrete buildings weather severe conditions better than wood-framed buildings typical of HM-MU base zoning. Sandy soil conditions unique to the riverfront also require more robust and costly foundations. These variables add 15-18% to cost, a key reason why construction costs on the riverfront are the highest in the city and why multi-family residential profit margins are low.

2. Regulation adds significant cost

Various entities regularly adopt new mandates, and none of us tends not to realize the cumulative impact on cost and affordability. That impact is even more acute when you live in the Northernmost Caribbean city, not a highly affluent gateway American city, like New York or Los Angeles where the ability to pay is far greater. Perhaps these estimates for an 850 SF one bedroom apartment are helpful in considering affordable policy:

- City's electrical code change in 2017: Add \$500 or 60 cents per square foot.
- City's mechanical code change in 2013: Add \$700 or 82 cents per square foot.
- Collectively: **Add 2%**.
- Environmental design mandates similar to those required in 2b. **Add 2%**.
- Storm water management. **Add at least 2%**.
- City requiring taller first floor heights. **Add 1%**.
- Traffic signalization. **Add 1%**
- City and FEMA mandating a 1.5 - 3.0 foot increase in flood elevation in Flood Zone B where no lender or insurance company requires the same. **Add 2%**
- Add wood blocking to all bathroom walls, in addition to the 5% ADA equipped apartments: **Adds .5 %**
- Extend length of entire building to ensure 3 feet clear on either side of bed: **Add 1%**
- Davis-Bacon wages. **Add 7%**
- Other mandates from VA, FHA, IBC, HUD, ADA, NFPA, Army Corps of Engineers, ASHRAE, FEMA, CZO and the like.

Estimated total: 25 - 40%.

Paul Cramer

From: Stephen K. Kroll
Sent: Monday, April 10, 2017 9:16 AM
To: Nicolette P. Jones; Sabine E. Lebaillieux
Subject: riverfront extension0ion

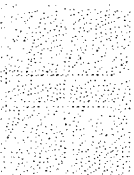
From: CPCInfo
Sent: Monday, April 10, 2017 8:27 AM
To: Stephen K. Kroll
Subject: FW: riverfront extension0ion

From: knittingduck@aol.com [mailto:knittingduck@aol.com]
Sent: Saturday, April 08, 2017 2:46 PM
To: CPCInfo
Subject: riverfront extension0ion

I am opposed to the proposed extension of the riverfront overlay beyond its current boundaries.

Anthony Eschmann
822 Lesseps St.

H R I P R O P E R T I E S



January 20, 2014

Honorable Stacy Head
President and Member at-Large
City Council of New Orleans
City Hall, Room 2W40
1300 Perdido Street
New Orleans, Louisiana 70112

RE: September 2014 City Council Review Draft of the Comprehensive Zoning Ordinance

Dear Stacy:

As you suggested, I am writing to further clarify my opinion with regard to selected provisions of the September 2014 City Council Review Draft of the Comprehensive Zoning Ordinance ("CZO"). I applaud the efforts of the City Planning Commission to clarify and implement the vision and goals outlined in the City's long-term Master Plan. However, I offer my suggestions for improving certain language in the CZO that I believe will (1) further the goal of providing predictability to residents, businesses and developers, (2) effect orderly investment in facilities and infrastructure by making projects more financially feasible and (3) create the necessary density to support sustainability for our great City. My suggestions are based on HRI's perspective as a nationally recognized leader in the public-private partnership development of historic structures for adaptive reuse. The focus of my suggestions is limited to that portion of the Historic Marigny/Treme/Bywater Mixed-Use District ("HM-MU") included in the RIV Riverfront Overlay District. This represents an area that HRI has recently targeted for future development.

While we believe that the height requirement for HM-MU should be increased to 75' and the FAR for HM-MU should be increased to 3.5, we fully understand that the goal of the City is to encourage public pedestrian access to the riverfront and these HM-MU properties must serve as gateways to the riverfront. We further appreciate that development along the riverfront should include superior design elements and that a developer should be "rewarded" for incorporating such elements into its design. Accordingly, we accept and agree with the currently proposed maximum building height of 50' and the maximum FAR of 2.0. We do recommend certain modifications to the City Planning Commission's bonus height/density provisions for the Riverfront Overlay District to make them more economically reasonable while still promoting the goals outlined above.

I recommend the following modifications to the bonus height/density requirements provided in the Riverfront Overlay District as they are too costly to implement in their current form and have the effect of making a project financially infeasible. I will address each of these requirements separately:

- a) *"Developments shall include landscaped public open space, public plazas, and/or sidewalk/open air cafes with direct visual access to the River, subject to the Public Plaza Standards and Guidelines contained within Section 17.5.F.2."* We agree that HM-MU properties should serve as gateways to the riverfront and should be accessible to all. However, we believe that creating "open space" and/or "open air cafes" with direct visual access to the River" creates unnecessary

burden and liability on a development. Allowing public access to private residence space creates design challenges and subjects the developer to undue liability for tenant safety, among other issues. Further, reserving 2nd floor space for commercial usage is not the highest and best use of this space. In our experience, 2nd floor commercial development has proven to be more challenging than ground floor development. We would suggest that this provision limit public access and commercial development to the ground floor only. This provides the requisite public access and maximizes the utility of this valued space.

- b) *“Developments shall be designed utilizing energy efficient design or other innovative sustainable design characteristics, sufficient to achieve LEED Gold certification, subject to the Whole Building Sustainability Standards and Guidelines contained within Section 17.5.C.2.”* We appreciate the value of green building methods and incorporate them into all of our developments. However, the LEED Gold certification requirement has proven to be cost prohibitive in its application. If LEED is the preferred rating system of the Planning Commission, we would recommend that the requirement be held at LEED Certification or LEED Silver Certification at most. Alternatively, we would more strongly recommend the use of Enterprise Green Communities certification. We have used this certification on our recent affordable housing developments in New Orleans and it has proven to achieve the desired green building requirements of state and federal agencies and is a cost-effective alternative to LEED Gold certification.
- c) *“At least five percent (5%) of dwelling units shall be reserved as affordable for households with incomes equal to or below fifty percent (50%) of area median income (AMI), subject to the Affordable Housing Standards and Guidelines contained within Section 17.5.H.2.”* We recommend that this standard be modified to reserve 5% of dwelling units as affordable for households with incomes equal to or below eighty percent (80%) of area median income (AMI) and that this should be reserved for a period limited to 5 years or some other reasonable finite term not to exceed 10 years.
- d) *“In lieu of either (b) or (c) above, a development may be eligible for a density bonus if the developer makes a substantial contribution to a new floodwall bridge, rail crossing, or other improvement which significantly increases access to the riverfront. For purposes of this provision, “substantial contribution” shall mean a financial contribution of at least 50% of the cost of the improvement, provided that the remaining cost of the improvement is available from other funding sources within one (1) year of the date of the City Council Ordinance authorizing the development.”* As this provision is optional in place of (b) or (c) above, we are in agreement that this provision should remain.

The above bonus height and density requests are to be considered and approved through the conditional use process. We recommend that these requests not be subject to the conditional use process and that approval be granted by City Planning and Review.

Lastly, we recommend that the minimum lot area per dwelling unit bulk regulation be eliminated and allow the FAR to dictate density.

These suggestions are based on my recent assessment of development opportunities for HM-MU properties in the Riverfront Overlay District. For illustration purposes, I have prepared an analysis of a hypothetical Multi-Family development project in the Bywater to demonstrate the significant positive impact gained through increased density and the significant negative impact of the height/density bonus requirements as currently proposed. This analysis will hold all assumptions equal, except those related to height and density and the costs related thereto, so that changes in the Return on Investment are impacted by those factors only. Accordingly, regardless of HRI's, or any other developers, competitive

advantages in acquisitions, financing or development, this analysis focuses exclusively on the impact of height and density to any stakeholder's return on investment.

HYPOTHETICAL PROJECT – MIXED USE (MULTI-FAMILY & COMMERCIAL)

- Property Location: Bywater
- District: Historic Core Neighborhoods Non-Residential District
- Zoning: HM-MU (Bulk Regulations: Max Height – 50', Max FAR – 2.0; Min Lot Area – 600 SF/unit)
- Overlay Zoning District: RIV Riverfront Design Overlay District
- Parcel: 70,000SF riverfront property (FAR allows for 140,000SF of building area; Min Lot Area allows for 117 units @ 600SF/unit)

I have evaluated this hypothetical project under the following 3 scenarios and have noted my observations accordingly (refer to Attachment I for a summary of this analysis):

- **Scenario 1:** This analysis is based on a hypothetical project developed under the regulations of the September 2014 Review Draft CZO but ignores the reality that a bonus height/density increase would be required. It is a three (3) story multi-family development (over ground floor parking) with 120 apartment units, 13,500SF of common areas and amenities (including a pool) and 135 parking spaces. At three stories (47'), this project is within the maximum height regulation, however, it exceeds the FAR at 2.08 and the number of allowable dwelling units at 120. Accordingly, this development would require a bonus height/density increase. I have not analyzed the cost of obtaining the bonus height/density increase as this project is already deemed undevelopable due to the lack of economic scale.

Observations:

- ✓ Because this project is smaller in scale, the cost of construction is higher than larger scaled projects and is estimated at \$140/SF.
 - ✓ Acquisition/Development/Financing costs for the project, estimated at \$6.6MM, are spread over only 120 units, resulting in a Total Development Cost per unit of \$298,000. The lack of sufficient density increases the per unit cost beyond what the market will bear in rent to support this development.
 - ✓ This project, despite its smaller scale, still exceeds the currently proposed CZO bulk regulations for FAR and number of allowable dwelling units. A developer would still need to obtain a bonus height/density increase to complete this project causing additional uncertainty and risk of development.
 - ✓ The return on investment generated by this project (5.99% 5 year levered IRR) is woefully inadequate and would not attract equity investors or bank financing.
- **Scenario 2:** This analysis is based on a hypothetical project developed under the regulations of the September 2014 Review Draft CZO and assumes that developer will seek a bonus height/density increase. It is a five (5) story multi-family development (over ground floor parking) with 200 apartment units, 13,500SF of common areas and amenities (including a pool) and 135 parking spaces. At five stories (67'), this project would exceed the maximum height regulation, it would exceed the FAR at 3.34 and the number of allowable dwelling units at 200. I have analyzed the cost of obtaining the bonus height/density increase on this project.

Observations:

- ✓ Because this project is larger in scale, the cost of construction is reduced to \$138/SF. This decrease (applied to total project square footage, including parking area, is approximately \$547,000.
- ✓ Acquisition/Development/Financing costs for the project, estimated at \$7.9MM, are spread over 200 units. This scale is favorable for development, however, this does not include the added cost of obtaining the height/density bonus increase.
- ✓ This project significantly exceeds the currently proposed CZO bulk regulations for height, FAR and number of allowable dwelling units. A developer would need to obtain a bonus height/density increase to complete this project. I estimate that the added cost of obtaining the bonus height/density increase, based on the currently proposed requirements, is approximately \$4.5MM resulting in a Total Development Cost per unit of \$273,000.
- ✓ The developer would be required to obtain a variance on the parking/dwelling unit ratio (0.68).
- ✓ The return on investment generated by this project (6.9% 5 year levered IRR) is woefully inadequate, due to the increased cost of the bonus height/density increase, and would not attract equity investors or bank financing.

- Scenario 3: This analysis is based on a hypothetical project developed under the regulations of the September 2014 Review Draft CZO as modified by my proposed changes herein. There would be no need to seek a bonus height/density increase given my suggested changes to the CZO. It is a five (5) story multi-family development (over ground floor parking) with 200 apartment units, 13,500SF of common areas and amenities (including a pool) and 135 parking spaces. At five stories (67'), this project would exceed the maximum height regulation, it would exceed the FAR at 3.34 and the number of allowable dwelling units at 200.

Observations:

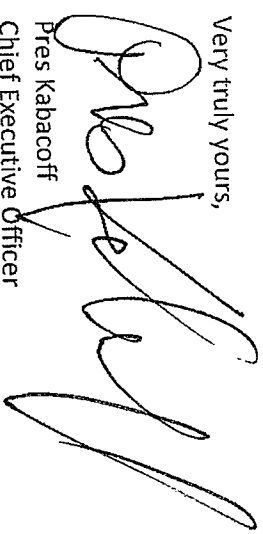
- ✓ Because this project is larger in scale, the cost of construction is reduced to \$138/SF. This decrease (applied to total project square footage, including parking area, is approximately \$547,000.
- ✓ Acquisition/Development/Financing costs for the project, estimated at \$7.9MM, are spread over 200 units resulting in a Total Development Cost per unit of \$251,000. This is \$47,000 less per unit than the project contemplated under Scenario 1. This cost per unit is supported by market rental rates for the area.
- ✓ This project would fall within the regulations as modified per my proposal herein. Accordingly, a developer would not need to obtain a bonus height/density increase to complete this project.
- ✓ The developer would be required to obtain a variance on the parking/dwelling unit ratio (0.68).
- ✓ The return on investment generated by this project (12.50% 5 year levered IRR; 13.2% 7 year levered IRR) is adequate to attract equity investors and bank financing.

Increased density and height are critical to the development of projects on our most valued riverfront property. Return on investment is negatively impacted by 6 – 8% under currently proposed CZO bulk regulations on height and density alone and is negatively impacted by 4.5 – 5.5% with the proposed Bonus height/density regulations. This impact renders these projects undevelopable. Our proposed changes to the bonus height and density requirements will reduce the financial impact of these requirements and provide for more cost effective development.

January 20, 2014

I welcome the opportunity to discuss these issues with you at your convenience. Please call me directly at 504-679-5067 if you have any questions regarding the content herein. Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Pres Kabacoff', written in a cursive style.

Pres Kabacoff
Chief Executive Officer

cc: Andy Koppin

Paul Cramer

From: Robert D. Rivers
Sent: Tuesday, April 25, 2017 1:09 PM
To: Larry W. Massey Jr.; Sabine E. Lebailleur; Nicolette P. Jones; Paul Cramer
Subject: FW: Riverfront Overlay Comments

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

From: Ze [mailto:zemondo@cox.net]
Sent: Tuesday, April 25, 2017 12:41 PM
To: Robert D. Rivers
Subject: Riverfront Overlay Comments

Mr Rivers/City Planning Folk:

As a 20+ year resident of Bywater (and before that Marigny), I am asking that the City NOT allow 75' height as a "given" in our historic neighborhoods and along the riverfront.

Each project is unique and should have no more than the, already too high in my opinion, 55' limit without going through the process for a height and density variance/waiver.

It would be nice if the City could look ahead instead of always being behind the times. The Bywater neighborhood is saturated already and does not need nor want the extra density.

Moreover, the trendiness of the neighborhood has finally cooled off, mostly due to the overdevelopment urged on by the City. So we do not have thousands begging to live here.

Yes I'm sure the riverfront will get developed, but it should not become a high wall blocking the Mississippi for the rest of us.

I really wish the City Planning would consider the whole picture when they make these rules!

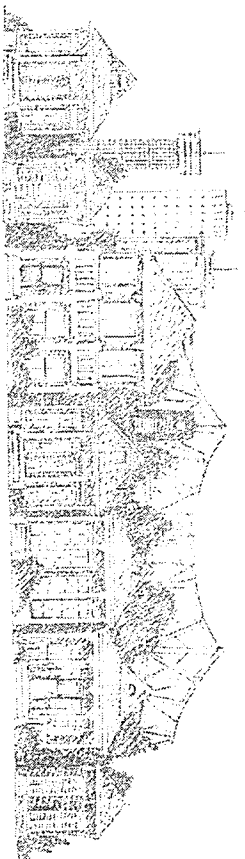
Our infrastructure cannot support these tens of thousands hoped for new residents nor their driving and parking habits.

In summation, do not allow 75' height and increased density for the riverfront or any other areas of Bywater/Marigny. And all large projects should still have to go through public process.

Thank you,

Ze' daluz

3000 Burgundy Street, New Orleans LA 70117



Algiers Point Association ***www.algierspoint.org***

April 17, 2017

Robert Rivers
Executive Director
New Orleans City Planning Commission

Algiers Point Association Comments on Riverfront Overlay District Study

Please find below the Algiers Point Association's comments regarding the Riverfront Overlay District Study. It is unclear to us whether any new ordinance would be applied to the west bank overlay.

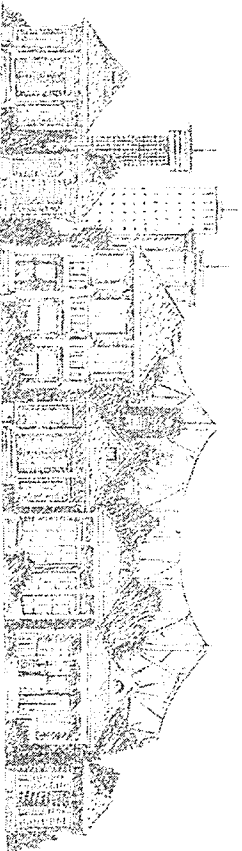
However, if it is applied to the west bank, Algiers Point could be significantly affected by potential revisions to the height, density and massing bonuses and other design requirements of any new overlay district ordinance.

Generally, whether or not a 60' or 85' foot building is permitted in the overlay zone makes little difference to the view of the river and the downtown skyline from Algiers Point. However, there is a big difference between a solid wall of buildings and individual buildings with spaces between them. Fewer and widely spaced buildings would provide significant visual and physical access to the levee trail, the batture, the river and the skyline. We have fewer problems with increased height, density and massing bonuses than we have with allowing reductions in required setbacks and the percentage of a lot that may be occupied by a building. Please note that the west bank overlay district includes a walking/bicycle trail and the jazz Walk of Fame (currently being restored).

The Algiers Point Association believes that height and density bonuses or incentives should be granted only or primarily for functions and features of the development that benefit the adjoining neighborhood. These are, in the order of importance:

1. Visual and pedestrian access at the ground floor level (through public space under and between buildings);
2. Providing public amenities in the common outdoor areas of the developments - green and landscaped space, benches, fountains, children's playgrounds and exercise equipment, etc;
3. Providing commercial functions in the development that would serve the needs of not just the residents, but the community as a whole: grocery / mini-mart, bakery, cafe, coffee shop, restaurant, ice cream parlor, dry goods and gift shops, etc.;
4. Off-street parking for residents and other users of the developments in the number required by code, and in areas not visible from the street - preferably on garage floors in the buildings that do not take away from usable outdoor space;

***Rob Booms, President; Skip Gallagher, Co-Vice President; Kelsey Foster, Co-Vice President;
Paul Langenwatter, Treasurer; Leann Logsdon, Secretary***



Algiers Point Association
www.algierspoint.org

5. Providing green infrastructure accessible not only to the development's residents, but to the surrounding community such as publicly accessible electric auto charging stations, bike sharing or rental locations, recycling collection points, etc.
6. Providing design solutions, the massing strategies of which are sensitive to the fact that the surrounding structures are of considerably smaller scale and are part of a National Historic District, the 2nd oldest neighborhood in the city.

Most importantly, we request that any new overlay district ordinance allows for full neighborhood association participation in the decision-making process concerning any development bonuses and design review.

Sincerely,

Rob Booms, President, Algiers Point Association
232 Pelican Avenue, New Orleans, LA 70114. Cell. (505) 999 8372.

*Rob Booms, President; Skip Gallagher, Co-Vice President; Kelsey Foster, Co-Vice President;
Paul Langenwarter, Treasurer; Leann Logsdon, Secretary*

ROBERT FREILICH

18 April 2017

Mr. Robert Rivers
Executive Director
City Planning Commission
City of New Orleans
1300 Perdido Street - 7th Floor
New Orleans, Louisiana 70112

Dear Mr Rivers

Re: Riverfront Overlay

I will try to keep this reasonably concise and leave the long form with jokes and digressions for NOLAscape. (<http://www.nolascape.org/2017-2/>) But even compressed, there is a lot to write.

Consultants v Players

Consultants have had input to the generation of MJL-6, or Section 18.13.G, and the city's previous attempts to get some action on the riverfront.

Even consultants with special skill pick up on what the client wants to see. Like Facebook ads, they can feed back what the client wants to see. Whether their recommendations are practical and can actually work is another question.

Consultants are sometimes used in business and government to displace responsibility. When no one is eager to carry the can for a controversial decision bound to encounter opposition, get a consultant's report to blame it on.

Talk to all the parties

The Riverfront needs more than expensive consultancy and amateur input at the Council Chamber's microphone. Government deciders (ie, your department) have to talk to the builders, seriously, practically, with numbers and an impartial accountant who can think fast and work in real time evaluating the spreadsheets for the participants.

In the Riverfront debates in 2015, we heard impassioned, emotional opposition with photoshopped graphics led by FMIA, supported by a chorus of Neighbors First and other conservative clubs they asked to support them.

1 240 LESSEPS STREET + NEW ORLEANS LA 70117 + 504-485 3688
bobfreilich@gmail.com • bobf@nolascape.org

We heard reasoned, practical support from Bywater Neighborhood Association and its members, especially its tough, competent Zoning Committee, which understands the neighborhood's needs with a view of wider in space and longer in time than the others. Anxiety about building heights on Chartres, North Peters and Elysian Fields, with attempted logical support by misapplication of architectural ideas, is not a good enough criterion for this kind of decision.

What we did not hear from were actual builders.

In the late afternoon of CZO day, in the few minutes available for public input, we heard compressed repeats of emotional opposition and a sprinkle of supporting argument, but the surprising statement, which did not get the attention it deserved, was Pres Kabacoff's saying that the developers had lost, that MJL-6 would not enable either him or other builders to build creatively on the riverfront. The live audience, of whose members few understand the developers' business, showed little interest in or respect for his statement. They didn't see what return on investment had to do with this existential question.

But of course, it does. Buildings don't build themselves. In our economic system, they come from developers and investors who have to see their money back and a benefit for committing millions of largely borrowed, interest-bearing dollars. If the deal doesn't work, the development doesn't happen and the discussion is just chat and blood pressure.

No results

Recently, Sean Cummings has done some research on the history of the struggle for riverfront development. He says that over decades, starting long before the most recent effort, millions, perhaps tens of millions, of tax dollars have been spent on consultants and campaigns to bring the Mississippi and the social city together, as has been done successfully in London, Pittsburgh and many others, and has been the case for centuries in Paris, Prague, Venice, Amsterdam and many other cities with Medieval and Renaissance pedigree.

And yet, incredibly, there is not one new building or even, as far as I know, one serious application for residential apartments or condos under MJL-6. Parts of the river side of Chartres, which should be prime land for residential expansion with coffee shops, squares, elevated patios actually look like neglected agricultural land in the farther outskirts of a deteriorating rust-belt city.

The real history

In every discussion of riverside development, we hear conflicting claims of the "traditional" zoning and limits. I suspect people seize on a single element that they become aware of and expand it to cover the whole history and territory.

A simple, authoritative history of the riverfront zoning with particular attention to the height issue, would give us a reference text that everybody could work from. Does your department have the data and resources to provide one?

Something must be missing

If everything was in place and practicable, we would be seeing some buildings or applications.

To identify the missing element, we don't need consultants. We need input from the people who are not building them. We need to find solutions that satisfy the needs of the neighborhood, calm the fears of the emotional opponents, and enable the builders to work.

Is it possible that New Orleans is incapable of working out a solution? That other cities can enhance their quality by integrating their rivers, but New Orleans straddling the banks of the biggest, most famous river in the country just isn't up to it? That fundamentalist interpretations of preservationism will be empowered not only to protect historical property but to block reasonable futures?

I hope you agree: something must be missing.

Density

At Holy Angels, you used FAR to define density. FAR is a different kind of density.

Bywater's problem is not enough people per square mile. Not enough people. Property is in demand and prices and rents are rising while, given the growth of short term rental, the number of permanent residents may even be declining. That means that scarcity resulting from inaction is creating an inflationary bubble instead of generating new supply to meet demand. Inflation instead of productivity. Monetarism and financialization instead of Keynes. However you set up the contrast, the result is not in the city's or the neighborhoods' best interests. You have to break the deadlock.

	Population	Density/sq.mi.
Lower Garden	4,542	3,916
French Quarter	3,888	7,935
Broadmoor	2,378	4,246
Midcity	6,217	3,745
Leonidas	3,288	3,131
Marigny	2,128	6,300
Bywater (2010)	2,181	1,640

figures from Wikipedia

To reach comparable density to say Lower Garden, Bywater needs about 3,500 new residents, it needs to double its population. We would need six more projects the size of Via Latrobe. To match Marigny, about 6,000 more residents.

I hear Marigny activists in the fray with little if any understanding of Bywater issues and not much more of the geography. They just know that any height over 50 feet or now 55 feet is too high. They don't seem to get that if buildings are low and spacing unrestricted except by current FAR, the capacity of each is reduced, you need more of them to house the people if you want to avoid the artificial scarcity inflation spiral, and then you do get that boring wall.

Politics

FMIA probably feels good about the results of its legal effort against MJL-6. They got their period of public comment. Some of them may think that now they can decide on all the riverside area in the overlay. Very locally, they may think that in alliance with NFB, they would have BNA outnumbered.

If so, I hope they get over it. Do they really prefer 55 foot cubes to graceful, stepped buildings of architectural merit? Strange. But that is what is likely to happen in their patch, as in Hampton Inn instead of Elisio Lofts.

If the overlay remains connected with one rule for all, if the Marigny conservatives won, they would seriously damage areas with different people, different problems, different aspirations. If they lose, then they lose their chance to get some kind of compromise in their own.

Their hope for a safe outcome has to be to get Marigny and perhaps each riverside neighborhood separated - each to have the ability to have different rules.

I suspect FMIA's strategic thinkers will spot the risk and the bad odds. BNA's Zoning Committee is always right on the law, and extremely logical in thought and presentation. Furthermore, the Administration is the author of record of the amendment, and City Council already passed it once. BNA may turn out to be allied with the authorities, powerful partners, not by collusion, just by similar goals.

They may also note the single overlay for Bywater and Marigny gives Bywater's BNA a voice on Esplanade and Elysian Fields, where FMIA in recent years has acted as Lord of the Manor. If the 75 or 80 foot allowance passes, even the Hamilton Inn could revise its plans.

The wiser heads should ask for the Overlay to be divided at Press Street, for Bywater and Marigny to be separated.

The debating cage matches at Council can be fun, but in this case, one of the by-products of wrangle producing more heat than light could be that the few developers who take on larger projects in the area wander off to invest in more congenial places. Winning the argument could be losing the war. Peace would be the better strategy this time. Olive branches all around.

What do we want to see?

- Ditch the “bonus.” Make the right rules of height and spacing. 80 feet is good, but they don’t all have to be 80 feet. The average height formula is tricky, but that’s how you get a skyline.
- Apply standards of architectural design merit to all buildings. It does not make good sense to say that 80 foot buildings must be well designed, but 40 foot buildings can be lumps built to stock plans from a motel magazine. Why give a license for builders to design badly and build cheap? We want more housing, but not 60s style filling cabinets that look like they are there to store spare population.
- Work with the real people, real developers, to design the targets and criteria. You probably want to avoid appearing to favor Kabacoff and/or Cummings. That is understandable. Invite others who are interested and capable of achieving projects on this scale. The point at this stage is not to grant approvals, just to define realistic standards.
- Prioritize clarity with developers over appeasing the conservatives. If the ordinance is realistic, together with the builders, you can work something out with the fundamentalists, or just turn them down. But if the developers won’t build, it’s all for nothing.

In the hope that you have been able to read this far, thank you for your attention.

Best regards

Bob Freilich

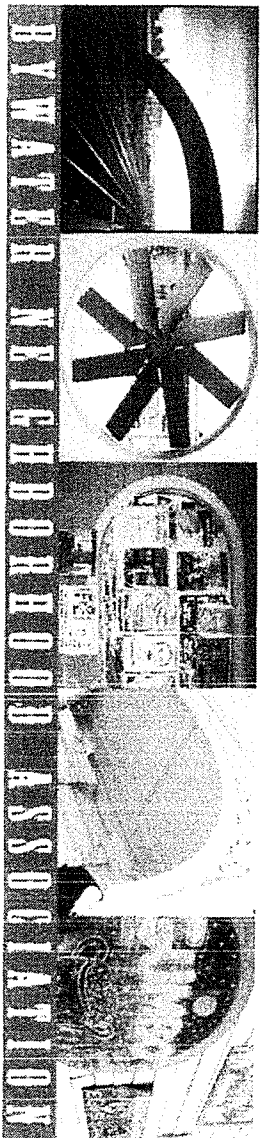
Paul Cramer

From: Robert D. Rivers
Sent: Thursday, April 27, 2017 10:24 AM
To: Larry W. Massey Jr.; Sabine E. Lebaillieux; Nicolette P. Jones; Paul Cramer
Subject: FW: no height and weight density bonuses

From: leslie runnels [mailto:leslierunnels@yahoo.com]
Sent: Thursday, April 27, 2017 10:03 AM
To: Robert D. Rivers
Subject: no height and weight density bonuses

I am a lifelong resident of New Orleans, and a homeowner in the Bywater - I do NOT want height and density bonuses by right on the river for any development that meets certain minimum standards. We insist that any development asking for increased height (from 55 feet to 75 feet, the greater density comes with the increased height) go through the normal variance process and make its case to the neighborhood.

thank you,
Leslie Runnels
3100 N Rampart St
NO LA 70227



P.O. Box 3191, New Orleans, Louisiana 70177

April 28, 2017

Via E-Mail

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

Re: Riverfront Overlay Study

Dear Mr. Rivers:

The Bywater Neighborhood Association (“BNA”) is aware that the City Planning Commission (“CPC” or “Commission”) is conducting a study to determine how best to incentivize quality developments along the riverfront of the east bank of the Mississippi River and offers the following suggestions to the Commission’s staff:

The Bywater and Marigny study areas should be separate.

In Motion M-16-605 requesting the study, the City Council set out the boundaries of the study area:

The area bounded by Esplanade Avenue, a line extending from the centerline of Esplanade Avenue between North Peters and the center line of the Mississippi River, the Mississippi River, the Inner Harbor Navigation Canal, a line extending from the centerline of Chartres Street between Poland Avenue and the center of the Inner Harbor Navigation Canal, Chartres Street, St. Ferdinand Street, Decatur Street, Elysian Fields Avenue, Chartres Street, the rear property line of lots with any frontage on Elysian Fields Avenue, Decatur Street, Frenchmen Street, and Decatur Street on the east bank of the Mississippi.

Rather than recommending design, height and other criteria for an overlay encompassing the entire area, the BNA suggests that the Bywater riverfront be considered separately from that in the Marigny. The two areas are geographically different: the Bywater study area encompasses land on the river side of Chartres Street that abuts the floodwall and is of sufficient depth to allow development; the Marigny study area reaches into the neighborhood and has no land abutting the floodwall of sufficient depth to allow

development. The Marigny study area encompasses city blocks, whereas the Bywater study area does not.

In addition, the political climate in each neighborhood is different. The Faubourg Marigny Improvement Association (“FMIA”) sought to enjoin the City from applying the existing overlay to its neighborhood; the BNA, however, embraced the overlay. To be sure, there was dissent in the Bywater neighborhood, but at the time the riverfront overlay was being considered initially, controversy arose primarily because opponents to the application of the overlay in the Marigny sought defeat of the overlay for the entire area. Thus, the BNA believes that an overlay encompassing the Bywater study area and a separate recommendation for the study area in the Marigny will allow criteria to be tailored specifically for each area.

The Commission should ascertain why the current riverfront overlay is not working as intended.

The BNA supports a Riverfront Overlay for the Bywater riverfront that will achieve quality development through excellent design. This, we believe, can be achieved by allowing buildings taller than the current zoning allows and formulating design standards that foster exceptional design. Taller buildings allow step-downs and porosity between buildings and create a more interesting streetscape.

The study area along the Bywater riverfront is composed of 10 privately-owned parcels; three contiguous parcels have one owner, and two other contiguous pieces have another owner. The current overlay, until its implementation was stopped by the Council, offered height and density “bonuses” over what the current zoning allows if certain conditions were met. But, before the overlay’s implementation was halted, three landowners of contiguous parcels between Louisa and Piety, opted not to seek to build to the maximum height of 80’ allowed under the overlay, instead seeking approval for development plans under the current underlying zoning that allows a maximum height of 55’. The existing overlay was to have been advantageous for both land owners and the Bywater neighborhood as a whole. Why did these three owners not seek its application?

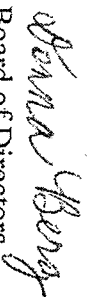
The BNA believes that, during this study, the Commission should seek to ascertain the answer. We urge the Commission staff to sit down with those owners, owners of the other parcels in the study area, experts on design and construction costs, neighborhood representatives, and City Council staff to seek a workable solution for the owners and the neighborhood as a whole. If a solution cannot be found and other owners build to the maximum height of 55’, then the streetscape will be one of blocks of cream cheese or, as K Street in Washington, D.C., has been described, ice cubes popping out of a tray. Hardly the interesting riverfront characterized by excellent design envisioned by the City Council.

The application of a riverfront overlay to a particular property should not be determined through the conditional-use process.

Finally, as we urged in comments submitted during the promulgation of the existing overlay, application of a riverfront overlay to a particular property should be reviewed through a design-review process and not through a conditional-use process. The conditional-use process pits neighbor against neighbor and frequently becomes an emotionally charged and highly destructive battle before the Commission and the City Council. We believe that the current study should be the vehicle for airing the differing viewpoints and, once an overlay for the Bywater riverfront is developed and adopted by the Council, quality design, not personal preference, should the guiding principle.

If you have any questions about the BNA's position, please contact Mary Ann Hammett, chair of its zoning committee, at maryannahammett@cox.net or (504) 421-8096.

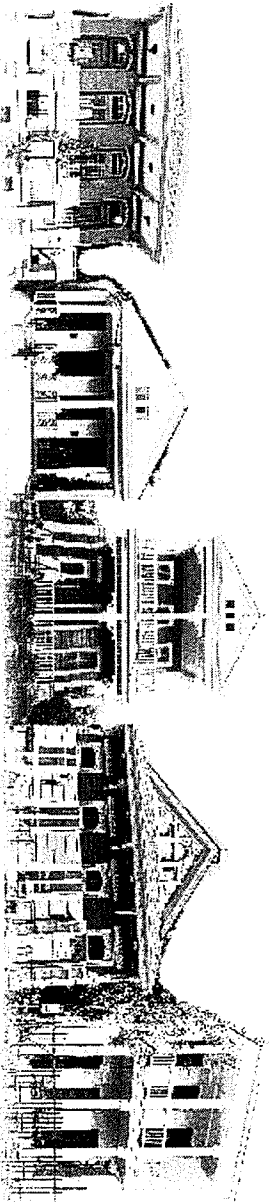
Respectfully submitted,



Board of Directors
Bywater Neighborhood Association
Donna Berg, Chair

cc: Councilmember Nadine M. Ramsey
Councilmember Stacy Head
Councilmember Jason Rogers Williams
Aylin Maklansky

NEIGHBORS FIRST FOR BYWATER



Neighbors First for Bywater, LLC

Julie Jones, President

(504) 944-5422

ljones1@uno.edu

Brian Luckett, Treasurer

(504) 669-7044

bluckett@cox.net

Robert D. Rivers, Executive Director
1300 Perdido St., 7th Floor
One Stop Shop
New Orleans, LA 70112

Date: April 30, 2017

Re: CZO Article 18.13.G

Dear Mr. Rivers:

The board of Neighbors First for Bywater (NFB) has voted to oppose any reimposition of Article 18, Section 13.G. to the New Orleans Comprehensive Zoning Ordinance. The membership of Neighbors First for Bywater has overwhelmingly expressed their desire to maintain a 50 foot height limit in Bywater. We collected over 200 signatures on our petitions to maintain the 50 foot limit (see attached). It is our position that if any developer wishes to build beyond the current height or floor area limits as specified by the base zoning, they should go through the variance application process which allows public review and input on a case-by-case basis.

Article 18.13.G. has been rescinded by the October 6, 2016 Motion M-16-452 after the 4th Circuit Court of Appeals reviewed the process by which CZO amendment MJL-6 was adopted. The 4th Circuit found that MJL-6 had not been properly vetted by the City Planning Commission including the requisite public comment period and that the last properly vetted version of the CZO was that presented in the September 2014 City Council draft. However, the September 2014 City Council draft also included a floor area bonus which had never been presented to the public for comment. Therefore, it is the position of NFB that the proposed bonuses presented in Article 18.13.G. of the September 2014 City Council draft are invalid for the same reasons the 4th Circuit ruled against MJL-6 and should not be considered as a precedent for any revised version of Article 18.13.G.

The MJL-6 amendment was an affront to the hundreds of Marigny and Bywater residents who wrote to the CPC in opposition to the height bonuses by removing conditional use from Article 18.13.G. and, thereby, excluding them from comment on big new developments that would directly impact them. Orleans Parish Civil District Court Judge Kern Reese called not allowing neighbors any input on these developments, “abhorrent.”

Article 18.13.G. applies uniform standards to all new development within the Riverfront Overlay “gateways” rather than allowing the area to develop organically in response to the changing needs and ideals of the neighborhood. While NFB supports a height limit of 50 feet in Bywater, we do understand that special circumstances can arise that require a variance in base zoning limits. This was the case when NOCCA planned for their new theater and worked successfully with the Faubourg Marigny Improvement Association to get a height variance. The variance process was designed to deal with requests for zoning changes on a case-by-case basis and should be the only vehicle for gaining additional height allowances.

Prior to the May 2015 City Council vote on the draft CZO, NFB took the position that the only floor area and density bonuses in the Riverfront Overlay gateways should be for the provision of affordable housing. We proposed a floor area and density bonus modeled on that available to developers in the CBD which allowed up to 30% more floor area in exchange for 15% of units dedicated to affordable housing. Since May of 2015, the City Council has made those CBD bonuses available citywide. MJL-6 provided a 60% floor area bonus and unlimited density in exchange for 10% of units dedicated to affordable housing: a much more generous bonus than available to developers in the rest of the city. We encourage any new development within the gateways to take advantage of the citywide affordable housing bonuses, but if they seek a variance for greater floor area or density beyond that allowed under the existing ordinance, additional affordable housing units should be required proportionate to the additional floor area or density being requested.

The board of NFB understands that variance applications are time consuming for the CPC and City Council and that the new CZO was intended to provide zoning certainty to reduce that burden. However, since the implementation of the new CZO there have been numerous variances granted in response to arguments that increases in building size and density make the project economically feasible. We believe that while zoning certainty is an admirable ideal, it has not been uniformly applied and should not be used as an excuse to reimpose the height, floor area and density bonuses of Article 18.13.G. Rather, any consideration of height, floor area or density increases above that allowed by the base zoning should be through the variance process with full public participation.

Sincerely,
Julie Jones, President
Brian Luckett, Treasurer



NEIGHBORS FIRST FOR BYWATER

822 LESSEPS STREET NEW ORLEANS LA 70117

serenerebywater@aol.com

Mr. Robert Rivers
Executive Director
City Planning Commission
1300 Perdido St. New Orleans, La. 70112

Nov. 20, 2013

Dear Mr. Rivers;

Enclosed, please find a petition supporting a compromise solution to zoning issues that have caused much controversy in the Bywater neighborhood.

We feel that over the past 36 years the present two family zoning (RD-3) has worked very well for our neighborhood. In fact, over the last 20 or so years 132 doubles have been converted to singles, that on top of all the existing single family homes. This trend continues at a rapid pace. Many families moving into Bywater want more space and do not want to live in a home with a "shotgun" floor plan..

Under pressure from a group called Smartgrowth Bywater and the board of the Bywater Neighborhood Association and over the strenuous objections of many Bywater residents, the City Planning Commission changed our land use designation from Pre War Low Density Residential to Historic Urban Core to allow for more density. As a result the CPC is now proposing to extend the Historic Märtigny/Bywater/Treme (HMR-3) zoning into Bywater. The CPC also proposed changing the required square footage of lot per dwelling unit from 800 sq. ft. to 1200 sq. ft. Under this change we would support the HMR-3 zoning for Bywater but only if this sq. ft. of lot per dwelling unit remains at 1200 sq. ft. We feel that this change along with the new Neighborhood Participation Program (which we strongly support) will protect the rights of residential property owners when developers want to maximize their profits by breaking up our singles and doubles into triples and four-plexes.

The CPC is also proposing to extend the Residential Diversity Overlay

(RDO) into Bywater. This would allow businesses to locate into residential areas without any process of appeal by adjacent residential property owners. This basically is allowing the same result as "spot" zoning but without calling it such as we are not actually changing the zoning designation. Neighbors First for Bywater will support the RDO extension into Bywater but only if restaurants of any kind are eliminated from the list of allowed businesses. Many residents of Bywater feel that a restaurant is too intensive a use to be allowed into a residential area. On street parking, noise and general congestion are all possible negative impacts by restaurants on their residential neighbors. Bywater has many areas appropriately zoned for restaurants with in the neighborhood as well as along the St. Claude corridor. How many of us would want to have a successful restaurant opened next door to our homes when we have no right of appeal and knowing that there are many areas already zoned for restaurants? We recently learned that the Orowick family who lived at 906 Louisa and had every intention of staying in Bywater moved to a quieter st. in Faubourg St. John specifically due to Maurepas Foods opening near their home and causing parking and noise problems. Under the RDO allowed businesses are meant to be neighborhood friendly and supportive of the neighborhood . We do not feel that restaurants fit into this category. As stated previously, even though many Bywater residents are opposed to the RDO, we could support it if restaurants are removed.

18

We do not support the River Front Overlay as proposed. We see no need for "nodes" or "gateways" and support keeping the height limit to 50'. We feel that the 25' bonus being proposed is nothing more than a loophole for developers to maximize their profits with no regard for our 19th century neighborhood of 1 and 2 story buildings. We also note that many of the people who created the River View 2005 plans and the present CPC Riverfront Overlay are developers and planners who own land in the footprint of the overlay district. Many residents of the Marigny neighborhood also oppose the Riverfront Overlay. Please do not force this bonus proposal upon our neighborhood for the financial benefit of some well heeled developers.

18

Although it is not in the petition we would also ask that the zoning of square 131 known as the Mazant Royale remain residential. The CPC is proposing to change the zoning to HMC-2 which would allow for intensive commercial activity surrounded by residences on 3 block sides. The group Greener Bywater is also working with the owner HANO to develop the square into much needed green space for the neighborhood. Greener Bywater has a lease on the property from

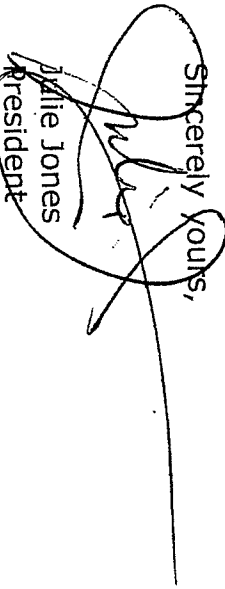
MAP

HANO but several developers want the zoning changed to commercial in the hopes that they can purchase the land from HANO.

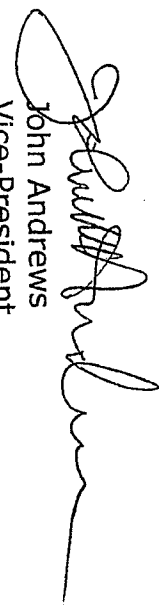
We would thus request that the City Planning Commission consider our compromise zoning proposals and incorporate them into the new Comprehensive Zoning ordinance. In order for Bywater to remain a neighborhood that attracts young families, workers and retired folks alike, development must be residential friendly and must not have a negative impact on those who make their homes in Bywater.

Thank you for your consideration and we look forward to working with you and your staff to protect Bywater.

Sincerely Yours,


Julie Jones
President

Neighbors First for Bywater.


John Andrews
Vice-President
Neighbors First for Bywater

Cc Councilwoman Kristin Gisleson-Palmer

*Original signed partitions are file with NFB, Inc.
219 signatures as of 11/21/13*

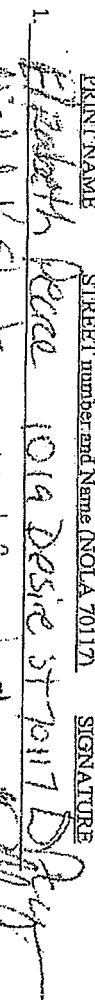
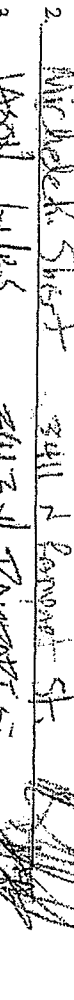
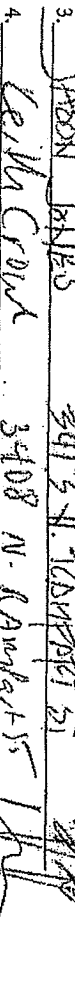
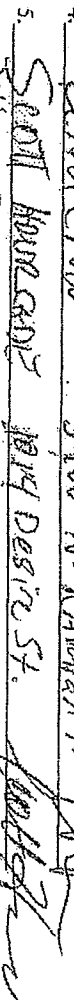
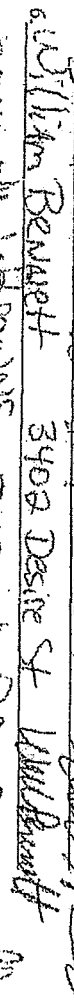
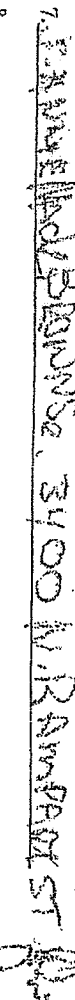

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

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And noting that we are not opposed to conducive development and change - and in fact do support a zoning change for Bywater to HM-R-3 so long as the Planning Commission recommendation of 1,200 sq. ft. of lot space per living unit is retained, and that we support including Bywater in the Residential District Overlay (RDO) - as long as new restaurants are not included (as recommended by the Neighbors First for Bywater) we support existing off-street parking requirements. **WE, THE UNDERSIGNED RESIDENTS OF COUNCIL DISTRICT "C", AS NOTED ABOVE, SUPPORT A 50 FOOT BUILDING LIMIT, and the zoning and RDO changes as noted herein-above:**

- | PRINT NAME | STREET number and Name (NO LA 70117) | SIGNATURE |
|---|--------------------------------------|---|
| 1. Elizabeth Pece | 1019 Desire St 70117 |  |
| 2. Michalek Shert | 3411 N Rampart St |  |
| 3. Jason Jakes | 3413 N Rampart St |  |
| 4. Leith Crow | 3408 N Rampart St |  |
| 5. Scott Morgan | 1814 Desire St. |  |
| 6. William Bennett | 3402 Desire St |  |
| 7. James James Burns | 3400 N Rampart St |  |
| 8. _____ | _____ | _____ |
| 9. _____ | _____ | _____ |
| 10. _____ | _____ | _____ |
| 11. _____ | _____ | _____ |
| 12. _____ | _____ | _____ |
| 13. _____ | _____ | _____ |
| 14. _____ | _____ | _____ |
| 15. _____ | _____ | _____ |

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: kaitjgdruck@aol.com)


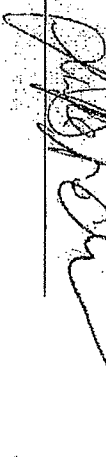
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- | | PRINT NAME | STREET number and Name (NOLA 70117) | SIGNATURE |
|-----|-------------------|-------------------------------------|---|
| 1. | Michelle Mc Gahee | 637 Gallier St. |  |
| 2. | Luella S Allen | 637 Gallier St. |  |
| 3. | | | |
| 4. | | | |
| 5. | | | |
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| 12. | | | |
| 13. | | | |

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PRINT NAME	STREET number and Name (NOLA 70117)	SIGNATURE
1. MARK COTTEN	608 Pauline St	Mark Cotten
2. Susan Allen	622 Pauline St.	Susan Allen
3. Gary Madere	608 Pauline St.	Gary Madere
4. MCKENNA NEWMAN	3717 CHARLES ST	Mckenna Newman
5. ALLYSON HEISLIP	3708 N. Rampart St.	Allyson Heislip
6. Robert Glahn	3708 n. rampart corner 15th ave	Robert Glahn
7. JAMISEN VAN DER VEER	3400 BURGUNDY ST	Jamison Van Der Veer
8. KATH BOUTET	1024 Gallien St	Kath Boutet
9. STEPHEN TRECCE	4016 N RAMPART	Stephen Trecce
10. Steve deHoff	600 Pauline St	Steve deHoff
11. Vanesa Munez	600 Pauline St	Vanesa Munez
12. LAURA KOCH	WOOD RAMPART	Laura Koch
13. ALAN JONES	601 Independence ST NOLA	Alan Jones
14. BILLY SMITH	3848 BUISUNDY 7-11	Billy Smith
15. STELLA WARD	619 Independence St. NOLA	Stella Ward

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: knitingduckt@aol.com)

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PRINT NAME	STREET number and Name (NOLA 70117)	SIGNATURE
1. Phil Frank	Dauphine 3112	<i>[Signature]</i>
2. Callie Gibbons	2531 N. Rampart St	<i>[Signature]</i>
3. Paul Polinsky	7531 N. Rampart	Karl De Molay
4. Jeff Johnson	903 SPAN ST 70117	Jeddy L. Johnson
5. HAROLD DITON	3122 DAUPHINE ST 70117	Harold Diton
6. Rebecca Heene	3130 DAUPHINE ST	Rebecca Heene
7. Brian Heene	3130 Dauphine St	Brian Heene
8. DONNY MAROZ	3108 DAUPHINE ST.	<i>[Signature]</i>
9. Alex Eilinski	7124 Dauphine St	<i>[Signature]</i>
10. Natasha Bawn	3140 Dauphine St	<i>[Signature]</i>
11. Anna Karina Delage	824 CONGRESS ST.	<i>[Signature]</i>
12. Devinne Meleksi	3140 Dauphine St.	<i>[Signature]</i>
13. Abby Grosslein	1941 Poyet St	Abby Grosslein
14. JOSH ENTE	3140 DAUPHINE	<i>[Signature]</i>
15. Aaron Schwicht	1720 Esplanade Ave	<i>[Signature]</i>

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: kmittinstuck@aol.com)

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- | <u>PRINT NAME</u> | <u>STREET number and Name (NOLA 70117)</u> | <u>SIGNATURE</u> |
|------------------------|--|----------------------------|
| 1. JOHN ANDREWS | 819 LESSEPS | <i>John Andrews</i> |
| 2. Beverly Andrews | 819 Lesseps St. | <i>Beverly Andrews</i> |
| 3. Melissa Andrews | 4317 Dauphine St. | <i>Melissa Andrews</i> |
| 4. John Andrews | 4317 Dauphine St. | <i>John Andrews</i> |
| 5. Saint Gervais | 740 Poland Ave | <i>Saint Gervais</i> |
| 6. FRIEUR BARRIOS | 938 Bathelone St | <i>Frieur Barrios</i> |
| 7. Charles E. M Gannon | 816 Lesseps St | <i>Charles E. M Gannon</i> |
| 8. Christopher Weaver | 827 Lesseps St | <i>Christopher Weaver</i> |
| 9. Pat McAnannon | 816 Lesseps St | <i>Pat McAnannon</i> |
| 10. Paquet Gandy | 830 Poland Ave | <i>Paquet Gandy</i> |
| 11. Julie Gandy | 830 Poland Ave | <i>Julie Gandy</i> |
| 12. Chet Grenda | 4300 Burundy St | <i>Chet Grenda</i> |
| 13. Agneta Grenda | 4320 Burundy St. | <i>Agneta Grenda</i> |
| 14. PETER MORRIS | 4308 BOGONBY | <i>Peter Morris</i> |
| 15. Sandy Sanchez | 3500 St. Landry #311 | <i>Sandy Sanchez</i> |

Return Signatures / Petitions to NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: knittingduck@aol.com)

**Must live in Bywater*

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- | <u>PRINT NAME</u> | <u>STREET number and Name (NOLA 70117)</u> | <u>SIGNATURE</u> |
|-----------------------------|--|-------------------------|
| 1. <u>Ms J Kelley</u> | <u>4306 N. Rampart #1</u> | <u>Ms J Kelley</u> |
| 2. <u>James Lalande</u> | <u>3829 Royal</u> | <u>James Lalande</u> |
| 3. <u>ROBERT JOLET</u> | <u>737 Alway St.</u> | <u>Robert Jolet</u> |
| 4. <u>A. Holden</u> | <u>3725 Dauphine NOLA 70117</u> | <u>A. Holden</u> |
| 5. <u>MICHAEL SAUNDIE</u> | <u>2308 BURGUNDY</u> | <u>Michael Saundie</u> |
| 6. <u>John Cisco</u> | <u>907 Lesseps st.</u> | <u>John Cisco</u> |
| 7. <u>TEAGROVE</u> | <u>899 Lesseps st</u> | <u>Teagrove</u> |
| 8. <u>Dawn Murray</u> | <u>4618 Franklin 70172</u> | <u>Dawn Murray</u> |
| 9. <u>DESIER GAISSOR</u> | <u>915 LESSEPS ST NOLA 70117</u> | <u>Desier Gaijor</u> |
| 10. <u>J.D Furlong</u> | <u>915 LESSEPS ST, NOLA</u> | <u>J.D Furlong</u> |
| 11. <u>Joye S. HADLEY</u> | <u>4304 97th St NOLA</u> | <u>Joye S. Hadley</u> |
| 12. <u>MICHAEL MCMAHON</u> | <u>3101 St. Jack</u> | <u>Michael McMahon</u> |
| 13. <u>Kristen Trabara</u> | <u>4520 N. Rampart</u> | <u>Kristen Trabara</u> |
| 14. <u>Anthony Eschmann</u> | <u>822 Lesseps</u> | <u>Anthony Eschmann</u> |
| 15. | | |

Return Signatures / Petitions to: **NEIGHBORS FIRST FOR BYWATER**, at 3106 Dauphine Street
(Questions or concerns: knittingduck@aol.com)

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- | PRINT NAME | STREET number and Name (NOLA 70117) | SIGNATURE |
|--------------------------|-------------------------------------|--------------------|
| 1. ROBYN MAY | 812 LESSEES ST. | <i>[Signature]</i> |
| 2. Kristopher Rivers | 808 Polard | <i>[Signature]</i> |
| 3. Lisa Perihan | 502 Polard | <i>[Signature]</i> |
| 4. Malou Ranko | 703705 ALA ST | <i>[Signature]</i> |
| 5. Cecelia M. Schipowitz | 4300 Marigny | <i>[Signature]</i> |
| 6. NADINE COILLIERS | | <i>[Signature]</i> |
| 7. HATHE FERRELL | 000 LESSEES 7017 | <i>[Signature]</i> |
| 8. Becky Bowen | 810 LESSEES 7017 | <i>[Signature]</i> |
| 9. Anthony Cusimano | 4412 Burwood St | <i>[Signature]</i> |
| 10. ALICE SOWSY | 802 LESSEES | <i>[Signature]</i> |
| 11. Alana Vincent | 3123 N. Villere | <i>[Signature]</i> |
| 12. Laura B. Wood | 4019 Polard St | <i>[Signature]</i> |
| 13. ROBE RT ALVIZ | 1016 FRAUCE ST | <i>[Signature]</i> |
| 14. D. Keith Hargett | 744 LESSEES ST 70117 | <i>[Signature]</i> |
| 15. Kelly O'Neil | 1015 LESSEES 70117 NOLA | <i>[Signature]</i> |

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PRINT NAME	STREET number and Name (NOLA 70117)	SIGNATURE
1. Barbara Borges	3500 St Claude Ave (2017) Garden Burg	<i>Barbara Borges</i>
2. Michelle Diemar	928 Polard Ave (2017) 2	<i>Michelle Diemar</i>
3. Solma Luacesari	928 Polard Ave	<i>Solma Luacesari</i>
4. Karen Luacesari	928 Polard Ave (2017) 2	<i>Karen Luacesari</i>
5. Gayle Livacari	930 Polard Ave (2017) Maple Livacari	<i>Gayle Livacari</i>
6. Timothy Livacari	926 Polard Ave (2017) 2	<i>Timothy Livacari</i>
7. Esther B. Lucas	1003 Polard Ave (2017) 2	<i>Esther B. Lucas</i>
8. P. Fabio Livacari	932 Polard Ave (2017) 2	<i>P. Fabio Livacari</i>
9. Susannah Ward	929 Polard Ave (2017) 2	<i>Susannah Ward</i>
10. Christopher Rivers	928 Polard Ave (2017) 2	<i>Christopher Rivers</i>
11. Dierami Livacari	926 Polard Ave (2017) 2	<i>Dierami Livacari</i>
12. Eufemio L. Livacari	930 Polard Ave (2017) 2	<i>Eufemio L. Livacari</i>
13. Suzan Langston	910 Polard Ave (2017) 2	<i>Suzan Langston</i>
14. Sally G. Cobb	710 Polard Ave (2017) 2	<i>Sally G. Cobb</i>
15. [Signature]	710 Polard Ave (2017) 2	<i>[Signature]</i>

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street (Questions or concerns: knittingdutch@aol.com)

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

Noting that we, the undersigned residents of / or business owners in Council District "C", like our community - and want to keep this building height limit in place without exception (such as calling a site a "node" or "gateway" "bonus" or other loop-hole for building over 50 feet)...

And noting that we are not opposed to conducive development and change - and in fact do support a zoning change for Bywater to HM-R-3 so long as the Planning Commission recommendation of 1,200 sq. ft. of lot space per living unit is retained, and that we support including Bywater in the Residential District Overlay (RDO) - as long as new restaurants are not included (as recommended by the Neighbors First for Bywater) we support existing off-street parking requirements. **WE, THE UNDERSIGNED RESIDENTS OF COUNCIL DISTRICT "C", AS NOTED ABOVE, SUPPORT A 50 FOOT BUILDING LIMIT, and the zoning and RDO changes as noted herein-above:**

PRINT NAME	STREET number and Name (NO LA 70117)	SIGNATURE
1. LYDIE MATYNS	836 1/2 LOUISA STREET NO LA 70117	
2. BLAKE VONDEL HAAN	922 LOUISA ST NO 70117	
3. BILL GOULB	815 LOUISA Street NO LA 70117	
4. EDUARDO DURBAN	621 LOUISA ST. NO LA 70117	
5. TIM EATON	616 LOUISA NO LA 70117	
6. MIARE KEANE	736 Franklin Avenue	
7. DANIEL S. WATTS	726 FRANKLIN AVENUE	
8. JAMES ONEIL	2453 Dauphine ST	
9. NAVY DINERL	2453 DAUPHINE / N. MARY O'LEARY	
10. RAINA O'NEAL	2453 Dauphine	
11. ELIZABETH LEWIS	613 LOUISA	
12. MIKE McCHITTEN	613 LOUISA	
13. Andrew Bizer	3115 Burgard	
14. Jessica Bizer	3115 Burgard	
15. Allan Lasker	1802 LOUISA ST	

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: kmfrthngducic@aol.com)

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

- TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOIA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

Noting that we, the undersigned residents of / or business owners in Council District "C", like our community - and want to keep this building height limit in place without exception (such as calling a site a "node" or "gateway" "bonus" or other loop-hole for building over 50 feet)...

And noting that we are not opposed to conducive development and change - and in fact do support a zoning change for Bywater to HMR-3 so long as the Planning Commission recommendation of 1,200 sq. ft. of lot space per living unit is retained, and that we support including Bywater in the Residential District Overlay (RDO) - as long as new restaurants are not included (as recommended by the Neighbors First for Bywater) we support existing off-street parking requirements. **WE, THE UNDERSIGNED RESIDENTS OF COUNCIL DISTRICT "C", AS NOTED ABOVE, SUPPORT A 50 FOOT BUILDING LIMIT, and the zoning and RDO changes as noted herein-above:**

- | PRINT NAME | STREET number and Name (NOIA 70117) | SIGNATURE |
|------------------------|-------------------------------------|-------------|
| 1. E. GIOVANNETTI | 821 LAUSSET | [Signature] |
| 2. Shawn Hall | 3211 Dauphine NOA 70477 | [Signature] |
| 3. Poppy Halvorsen | 906 Desire 70117 | [Signature] |
| 4. Thomas Hegelton | 1007 Desire 70117 | [Signature] |
| 5. Scott Rubin | 837 Louisia St 70117 | [Signature] |
| 6. ALINE PITRE | 1022 LOUISIA ST 70117 | [Signature] |
| 7. KATE MENDE | 3210 BURQUOY 70117 | [Signature] |
| 8. JOHN TORRES | 827 LOUIS ST 70117 | [Signature] |
| 9. Joseph Longstar | 807 Louisia St. 70117 | [Signature] |
| 10. Alicia Heard | 635 Louisia 70117 | [Signature] |
| 11. Brian Lutz | 831 Louisia 76117 | [Signature] |
| 12. Ant Lottner | 814 Louisia 70117 | [Signature] |
| 13. BRIAN STEAR | 1008 PORT 85 | [Signature] |
| 14. Cecelia Healding | 3151 Bygonesely 70117 | [Signature] |
| 15. CHRISTOPHER MESSER | 917 Desire 70117 | [Signature] |

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: lmittlingdunck@aol.com)

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

- TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

Noting that we, the undersigned residents of / or business owners in Council District "C", like our community - and want to keep this building height limit in place without exception (such as calling a site a "node" or "gateway" "bonus" or other loop-hole for building over 50 feet)...

And noting that we are not opposed to conducive development and change - and in fact do support a zoning change for Bywater to HMR-3 so long as the Planning Commission recommendation of 1,200 sq. ft. of lot space per living unit is retained, and that we support including Bywater in the Residential District Overlay (RDO) - as long as new restaurants are not included (as recommended by the Neighbors First for Bywater) we support existing off-street parking requirements. **WE, THE UNDERSIGNED RESIDENTS OF COUNCIL DISTRICT "C", AS NOTED ABOVE, SUPPORT A 50 FOOT BUILDING LIMIT, and the zoning and RDO changes as noted hereh-above:**

PRINT NAME	STREET number and Name (NOLA 70117)	SIGNATURE
1. <i>Steph Miller</i>	1022 Franklin Ave.	<i>[Signature]</i>
2. Johanna Morris	1422 Kenwick St	<i>[Signature]</i>
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphin Street
(Questions or concerns: info@nfdnola.com)

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

- TO: 1. City Planning Commission 2. Kristin G. Palmer
 New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

Noting that we, the undersigned residents of / or business owners in Council District "C", like our community - and want to keep this building height limit in place without exception (such as calling a site a "node", or "gateway", "bonus" or other loop-hole for building over 50 feet)...

And noting that we are not opposed to conducive development and change - and in fact do support a zoning change for Bywater to HMV-R-3 so long as the Planning Commission recommendation of 1,200 sq. ft. of lot space per living unit is retained, and that we support including Bywater in the Residential District Overlay (RDO) - as long as new restaurants are not included (as recommended by the Neighbors First for Bywater) we support existing off-street parking requirements. **WE, THE UNDERSIGNED RESIDENTS OF COUNCIL DISTRICT "C", AS NOTED ABOVE, SUPPORT A 50 FOOT BUILDING LIMIT, and the zoning and RDO changes as noted herein-above:**

PRINT NAME	STREET number and Name (NO LA 70117)	SIGNATURE
1. Nick Rippon	6314 Clear St	<i>Nick Rippon</i>
2. Scott Abner	9 Anaplysian Falls	<i>Scott Abner</i>
3. Tom Williams	724 Gallier St	<i>Tom Williams</i>
4. Brian Luckett	936 Gallier St	<i>Brian Luckett</i>
5. Gisela Moya	3408 St Blaise	<i>Gisela Moya</i>
6. Kelly Wls	3106 Royal St	<i>Kelly Wls</i>
7. Bruce Hopkins	923 Mangue St	<i>Bruce Hopkins</i>
8. Paige Yaloste	915 Louisia St	<i>Paige Yaloste</i>
9. Mary L. Armstrong	944 Balthazar St	<i>Mary L. Armstrong</i>
10. Julie Jones	827 Louisa St	<i>Julie Jones</i>
11. Josh Purcell	3129 BURENBY ST	<i>Josh Purcell</i>
12. Dr. Pi Belinger	834 Bousquet	<i>Dr. Pi Belinger</i>
13. M. J. Thompson	3611 Dupre St	<i>M. J. Thompson</i>
14. BRN SWP	1028 PORT	<i>BRN SWP</i>
15. Daniel G. Cogswell	364 N. Rampart St	<i>Daniel G. Cogswell</i>

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street (Questions or concerns: lanthimgduc@aol.com)

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

Noting that we, the undersigned residents of / or business owners in Council District "C", like our community - and want to keep this building height limit in place without exception (such as a site a "node" or "gateway" "bonus" or other loop-hole for building over 50 feet)...

And noting that we are not opposed to conductive development and change - and in fact do support a zoning change for Bywater to HMR-3 so long as the Planning Commission recommendation of 1,200 sq. ft. of lot space per living unit is retained, and that we support including Bywater in the Residential District Overlay (RDO) - as long as new restaurants are not included (as recommended by the Neighbors First for Bywater) we support existing off-street parking requirements. **WE, THE UNDERSIGNED RESIDENTS OF COUNCIL DISTRICT "C", AS NOTED ABOVE, SUPPORT A 50 FOOT BUILDING LIMIT, and the zoning and RDO changes as noted herein-above:**

- | PRINT NAME | STREET number and Name (NO. A 70117) | SIGNATURE |
|-------------------------------|--|--------------------|
| 1. <u>Peter Breen</u> | <u>1326 B. Hill</u> | <u>[Signature]</u> |
| 2. <u>Jenny Tice</u> | <u>732 Lessops</u> | <u>[Signature]</u> |
| 3. <u>Heather Ruoss</u> | <u>1601 Mazant</u> | <u>[Signature]</u> |
| 4. <u>Morgan Ruoss</u> | <u>1001 Mazant St</u> | <u>[Signature]</u> |
| 5. <u>LWS Vredtshova</u> | <u>3034 URBAINET</u> | <u>[Signature]</u> |
| 6. <u>M McElvan</u> | <u>3808 ROYAL</u> | <u>[Signature]</u> |
| 7. <u>Christopher Fallon</u> | <u>3726 Dauphin</u> | <u>[Signature]</u> |
| 8. <u>Austin Lee</u> | <u>725 Lessops</u> | <u>[Signature]</u> |
| 9. <u>Mel Polton</u> | <u>1034 Mazant</u> | <u>[Signature]</u> |
| 10. <u>Beyghus Leves</u> | <u>915 LOUISA</u> | <u>[Signature]</u> |
| 11. <u>W. S. GUYARD</u> | <u>913 LOUISA ST</u> | <u>[Signature]</u> |
| 12. <u>Madeliege Simon</u> | <u>3803 Royal St</u> | <u>[Signature]</u> |
| 13. <u>MARILYN SCHEXVIDEN</u> | <u>616 WOPREANCE</u> | <u>[Signature]</u> |
| 14. <u>DAISY DODGE</u> | <u>700 PARLINE ST</u> | <u>[Signature]</u> |
| 15. <u>JANIS M. WALKER</u> | <u>2402 ROYAL SWGT. WARD BARRONS LA.</u> | <u>[Signature]</u> |

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: kniffingdnd@aol.com)

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

- TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NO/LA

In View of the fact that Brywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

Noting that we, the undersigned residents of / or business owners in Council District "C", like our community - and want to keep this building height limit in place without exception (such as calling a site a "node" or "gateway" "bonus" or other loop-hole for building over 50 feet)...

And noting that we are not opposed to conducive development and change - and in fact do support a zoning change for Brywater to HMAR-3 so long as the Planning Commission recommendation of 1,200 sq. ft. of lot space per Irving unit is retained, and that we support including Brywater in the Residential District Overlay (RDO) - as long as new restaurants are not included (as recommended by the Neighbors First for Brywater) we support existing off-street parking requirements. **WE, THE UNDERSIGNED RESIDENTS OF COUNCIL DISTRICT "C", AS NOTED ABOVE, SUPPORT A 50 FOOT BUILDING LIMIT, and the zoning and RDO changes as noted herein-above:**

- | PRINT NAME | STREET number and Name (NO/LA 70117) | SIGNATURE |
|----------------------|--------------------------------------|-------------|
| 1. JENNIFER BREED | 701 WEZANT | [Signature] |
| 2. Peter Rose | 701 MARY | [Signature] |
| 3. Chup Aguirre | 3011 Dauphine | [Signature] |
| 4. DEREK ENRIKES | 1227 RIVIERE ST | [Signature] |
| 5. NATHAN MURPHY | 2377 N.VILLAGE | [Signature] |
| 6. CHEYL SABEL | 1001 KENTUCKY | [Signature] |
| 7. Matt Rhoads | 3815 Royal | [Signature] |
| 8. Willie Fitzhugh | 8139 Burgundy | [Signature] |
| 9. Elizabeth Hendon | 179 SPAIN | [Signature] |
| 10. Will Hyde | 3412 Dauphine | [Signature] |
| 11. Eric Dean | 3608 Alcomart | [Signature] |
| 12. Benjamin Howland | 3040 LAUD ST | [Signature] |
| 13. Grant Maxwell | 1022 St. Andrew | [Signature] |
| 14. Michael Desler | 4521 N. Rampart | [Signature] |
| 15. Brooke Apperson | 3011 Dauphine | [Signature] |

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3105 Dauphine Street
(Questions or concerns: firstforb@no.la.gov)

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

Noting that we, the undersigned residents of / or business owners in Council District "C", like our community - and want to keep this building height limit in place without exception (such as calling a site a "node" or "gateway" "bonus" or other loop-hole for building over 50 feet)...

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- | PRINT NAME | STREET number and Name (NOLA 70117) | SIGNATURE |
|---------------------|-------------------------------------|-------------|
| 1. Rick Poirer | 3807 Royal St | [Signature] |
| 2. Charles Murphy | 807 Spain | [Signature] |
| 3. David Bruler | 2912 Burgundy St | [Signature] |
| 4. AWES FLEANS | 505 SPAIN ST | [Signature] |
| 5. DONNA WICKMAN | 2815 N. RAMPART ST | [Signature] |
| 6. Svetlana Franke | 805 SPAIN ST. | [Signature] |
| 7. Leonard Ross | 804 SPAIN ST | [Signature] |
| 8. KATHLEEN BEGG | 804 SPAIN ST. | [Signature] |
| 9. Will Hyde | 3412 Dauphine Street | [Signature] |
| 10. Hank Lemaine | 807 SPAIN ST. | [Signature] |
| 11. William Peltour | 815 SPAIN ST / W.A. Taylor St | [Signature] |
| 12. SANDRA UKAM | 813-815 SPAIN ST 70117 | [Signature] |
| 13. Dana LaFonde | 3829 Royal St | [Signature] |
| 14. DANIEL ROSE | 3810 ROYAL | [Signature] |
| 15. Derrick Breston | 3801 Royal | [Signature] |

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: info@ngfnc1@aol.com)

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOIA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

Noting that we, the undersigned residents of / or business owners in Council District "C", like our community - and want to keep this building height limit in place without exception (such as calling a site a "node" or "gateway" "bonus" or other loop-hole for building over 50 feet)...

And noting that we are not opposed to conducive development and change - and in fact do support a zoning change for Bywater to HMR-3 so long as the Planning Commission recommendation of 1,200 sq. ft. of lot space per living unit is retained, and that we support including Bywater in the Residential District Overlay (RDO) - as long as new restaurants are not included (as recommended by the Neighbors First for Bywater) we support existing off-street parking requirements. WE, THE UNDERSIGNED RESIDENTS OF COUNCIL DISTRICT "C", AS NOTED ABOVE, SUPPORT A 50 FOOT BUILDING LIMIT, and the zoning and RDO changes as noted herein-above:

- | PRINT NAME | STREET number and Name (NOIA 70117) | SIGNATURE |
|--------------------------|-------------------------------------|-----------------------|
| 1. Andre Trevigne Fowler | 3301 Duplaine | Andre Trevigne Fowler |
| 2. HENRIETTE NISBET | 3225 CHARLES | Henriette Nisbet |
| 3. David A Stephens | 3428 Royal St | David A Stephens |
| 4. SUSAN KOPPEL | 3423 Royal St | Susan Koppel |
| 5. DAVID WILLIAMS | 3421 Royal St | David Williams |
| 6. LORENCE ROBINSON | 3409 Royal St | Lorence Robinson |
| 7. David Dominici | 646 PISTY ST. | David Dominici |
| 8. Frank Miller | 539 Angeline St | Frank Miller |
| 9. ERIC F. Sauer | 3025 CHARLES | Eric F. Sauer |
| 10. Kim York | 704 LOUISA ST | Kim York |
| 11. Ray Markyd | 900 Lower St | Ray Markyd |
| 12. _____ | _____ | _____ |
| 13. _____ | _____ | _____ |
| 14. _____ | _____ | _____ |
| 15. _____ | _____ | _____ |

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: knittingduck@aol.com)

PETITION SUPPORTING FIFTY FOOT (50) HEIGHT LIMITS

- TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50) which has served our neighborhoods well.

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- | PRINT NAME | STREET number and Name (NOLA 70117) | SIGNATURE |
|-----------------------------|-------------------------------------|--------------------|
| 1. <u>Angela Hendry</u> | <u>4220 Marigny St. NOLA 70117</u> | <u>[Signature]</u> |
| 2. <u>Carolyn Stok</u> | <u>709 Independence C ORSOOR</u> | <u>[Signature]</u> |
| 3. <u>Byron Bar</u> | <u>Rampart - Rampart</u> | <u>[Signature]</u> |
| 4. <u>Karin Bar</u> | <u>P&B Karin Bar</u> | <u>[Signature]</u> |
| 5. <u>Sasha Basma</u> | <u>913 Lessps ST 70117</u> | <u>[Signature]</u> |
| 6. <u>John Butler</u> | <u>3142 Dauphines St 70117</u> | <u>[Signature]</u> |
| 7. <u>Channon</u> | <u>627 France St 70117</u> | <u>[Signature]</u> |
| 8. <u>Michael Dill</u> | <u>723 France St</u> | <u>[Signature]</u> |
| 9. <u>Nicole Magallanes</u> | <u>610 Lessps St 70117</u> | <u>[Signature]</u> |
| 10. <u>Evan Magallanes</u> | <u>610 Lessps St 70117</u> | <u>[Signature]</u> |
| 11. <u>Mika Fushi</u> | <u>3012 Spain St 70117</u> | <u>[Signature]</u> |
| 12. _____ | | |
| 13. _____ | | |
| 14. _____ | | |
| 15. _____ | | |

Return Signatures / Petitions to: **NEIGHBORS FIRST FOR BYWATER**, at 3106 Dauphine Street
(Questions or concerns: knittingduct@aol.com)






PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

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New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

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- | PRINT NAME | STREET number and Name (NOLA 70117) | SIGNATURE |
|----------------------|-------------------------------------|---|
| 1. Elizabeth Shannon | 3217 Dauphine, NOLA 70117 |  |
| 2. KIRK J Friday | 3300 DAUPHINE 70117 |  |
| 3. Renee J Hernandez | 3229 Dauphine St |  |
| 4. Joseph M. Brady | 3302 Dauphin St. |  |
| 5. Edwin Adams | 3313 Dauphine St | Edwin Adams |
| 6. John G. Horwath | 3500 St. Claude Ave. | John G Horwath |
| 7. Mark Brynham | 3240 Dauphine |  |
| 9. _____ | _____ | _____ |
| 10. _____ | _____ | _____ |
| 11. _____ | _____ | _____ |
| 12. _____ | _____ | _____ |
| 13. _____ | _____ | _____ |
| 14. _____ | _____ | _____ |
| 15. _____ | _____ | _____ |

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: knitting@nola.com)

PETITION SUPPORTING FIFTY FOOT (50) HEIGHT LIMITS

- TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

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- | PRINT NAME | STREET number and Name (NOLA 70117) | SIGNATURE |
|---------------------------|-------------------------------------|--------------------|
| 1. <u>LAURIE WATSON</u> | <u>1001 B PALM AVE</u> | <u>[Signature]</u> |
| 2. <u>DENNIS WATSON</u> | <u>1001 B PALM AVE</u> | <u>[Signature]</u> |
| 3. <u>JOSEPH LUCARINI</u> | <u>924 BLAND AVE</u> | <u>[Signature]</u> |
| 4. <u>DARCI TAYLOR</u> | <u>217 LESSER</u> | <u>[Signature]</u> |
| 5. <u>NANCY TOLLIS</u> | <u>818 BLAND AVE</u> | <u>[Signature]</u> |
| 6. <u>MES WILK</u> | <u>3609 N. RAINBOW ST</u> | <u>[Signature]</u> |
| 7. _____ | _____ | _____ |
| 8. _____ | _____ | _____ |
| 9. _____ | _____ | _____ |
| 10. _____ | _____ | _____ |
| 11. _____ | _____ | _____ |
| 12. _____ | _____ | _____ |
| 13. _____ | _____ | _____ |
| 14. _____ | _____ | _____ |
| 15. _____ | _____ | _____ |

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: kaitlingdineck@aol.com)

Paul Cramer

From: Larry W. Massey Jr.
Sent: Friday, April 28, 2017 4:37 PM
To: Paul Cramer
Subject: FW: riverfront overlay

From: Robert D. Rivers
Sent: Friday, April 28, 2017 4:36 PM
To: Larry W. Massey Jr. <lwmassey@nola.gov>; Sabine E. Lebailleur <selebailleur@nola.gov>; Nicolette P. Jones <nicolette.jones@nola.gov>
Subject: FW: riverfront overlay

From: Janine Hannel [<mailto:janinehannel@yahoo.com>]
Sent: Friday, April 28, 2017 4:23 PM
To: Robert D. Rivers
Subject: riverfront overlay

Mr. Rivers,

I write in opposition to allowing height increases on new buildings in the riverfront overlay districts. These are historic districts and, as such, their character should be maintained.

Affordable housing is needed, but not at the expense of ruining the neighborhoods that make New Orleans unique. There are numerous places where the city could build more affordable and low-low income housing than on the riverfronts. Additionally, the number of units provided for this purpose would be negligible when compared with the negative impact of high buildings on the neighborhoods. We don't need want a monolithic wall-like waterfront.

Janine Hannel
923 Clouet St.
New Orleans 70117



Louisiana Landmarks Society & Pitot House

1440 Moss Street, New Orleans, LA 70119

Ph. 504-482-0312. www.louisianalandmarks.org

PRESIDENT

Sandra L. Stokes

May 1, 2017

1st VICE PRESIDENT

James R. Logan, IV

Mr. Robert Rivers

2nd VICE PRESIDENT

Michael Duplantier

Executive Director

City Planning Commission

Via Email: rdrivers@nola.gov

TREASURER

Louis McFaul

Via Email: cpccinfo@nola.gov

ASSISTANT TREASURER

R. Stephen Chauvin, AIA NCARB

Dear Mr. Rivers,

RECORDING SECRETARY

Hilary Somerville Irvin

The Louisiana Landmarks Society supports the Riverfront neighborhoods in opposing the Riverfront Overlay's "gateway" bonuses (Article 18, Section 13.G).

CORRESPONDING SECRETARY

Carol Allen

The scale and character of these historic neighborhoods is the drawing card for the residential community, as well as for tourists seeking an authentic New Orleans experience. New development on the Riverfront edge of the neighborhoods should be consistent with the standards of the rest of the neighborhoods in order to maintain the tout ensemble and unique character.

TRUSTEES

Charles A. (Chuck) Berg, AIA

Elizabeth M. Landis

Nathan Lott

Amanda McFillen

Howard W. Meikle, Ph.D.

Thomas W. (Tommy) Milliner

Jerry Pepper

Mary Price Robinson

Jay Seastrunk

Drew Stewart

We ask that CZO Article 18.13.G be deleted in its entirety from the CZO. Louisiana

Landmarks Society supports the current height limit of 55 feet in HM-MU zones, and believes there should not be any height bonuses by right. Developers seeking to build larger buildings should either take advantage of affordable housing bonuses or go through the regular variance process; with each project evaluated on its particular merits while allowing for neighborhood input in the planning process.

We support the density bonuses that are available with the provision of affordable units. Any additional floor area variance should be contingent upon proportionately more affordable housing units and they should also be maintained in perpetuity: the bonus never goes away, so why should the housing?

Any new development or restoration should be required to complement and blend with the historic character of the existing neighborhood by borrowing design elements and scale to protect the context which makes those neighborhoods so desirable.

As demonstrated in comments submitted on this issue in 2013 and 2014, over 90% of the residents in the neighborhoods affected by the Riverfront Overlay support ensuring any new development be kept within the historic standards for the area.

Continued...

Mr. Robert Rivers
May 1, 2017
Page 2

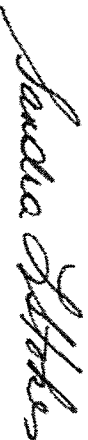
We request that all previous comments regarding Article 18.13.G be included and evaluated in this round of discussions.

Once the staff report is issued, at least two months should be given to allow the community to hold public meetings and discussions to fully understand the impacts and consequences, and be able to make informed comments. It is not fair to the residents who have been engaged with this issue for years to withhold the mandated study until the written comment period is over.

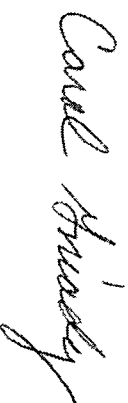
We appreciate the opportunity to comment on the Riverfront Overlay. Decisions on this issue can forever damage the historic character of this invaluable area of the city and must be made with full community participation.

Sincerely,

Kindest regards,



Sandra L. Stokes
President



Carol Gniady
Executive

2017 FMIA Marigny Riverfront Overlay Proposal

The Faubourg Marigny Improvement Association (FMIA) is proposing that there be a 60 day deferral before a final vote is taken. Since this promises to be such a large and consequential zoning change, we believe this extra time is necessary for all aspects of it to be studied and examined by the citizens.

History and Ideals

We seek a future that is not just for our visitors but one for all of us who have worked so hard and so long to create truly beautiful and unique neighborhoods in which to live, to be young in, to grow old in and to leave a legacy to the future of what a good life New Orleans has provided for almost three hundred years.

Great cities are those that maintain a strong sense of place: great history, great architecture, great food, great music and most of all great people. The American Planning Association chose to give its most prestigious award of “Great American Neighborhood” to Faubourg Marigny in 2009, and said,

“With a history of community activism, Faubourg Marigny’s character has _been preserved due in large part to residents’ willingness to embrace land-use regulations and guidelines designed to maintain and improve the neighborhood’s quality of life.”

In 1970, the New Orleans City Planning Commission (CPC) asked Professor Eugene Cizek to study the Marigny triangle for the development of an historic zoning district as a means to foster revitalization and preservation of the area.

Historic Marigny zoning was voted into law by the New Orleans City Council (NOCC) in 1971, and has served as a model for other districts in New Orleans and across the country. Since the founding of the FMIA in 1972 by _Professor Cizek_ our neighborhood has been led by his wise counsel, as well as the ideas and accomplishments of Rick Fifield, AIA (previously HDLC, ARC, currently Vieux Carré Commission), and Charles A. (Chuck) Berg, AIA, ongoing member Board of Trustees, Louisiana Landmarks Society, James Farr, AIA, and others throughout the years. In 1974 Faubourg Marigny was placed on the National Register of Historic Places.

In 1978 Mayor Moon Landrieu set up an Historic District Study Committee for the Faubourg Marigny and the Esplanade Ridge with Professor Cizek as its chair. In the 1990s a neighborhood retreat and related study with the Tulane School of Architecture produced a master plan: Marigny 2000. This forward-thinking plan provided the processes for securing the new location for the New Orleans Center for Creative Arts, and was an impetus for our current Master Plan as we continue to fight for growth and change, in a manner that maintains our special sense of place and reality.

In 2012 FMIA opposed to a 75-foot building proposed for Decatur Street and Elysian Fields. The FMIA is excited about development that follows the guidelines of the New Orleans Historic District Landmarks Commission (HDLC).

In March of 2015, the FMIA submitted to the NOCC and the CPC a plan addressing changes in which both FMIA and Neighbors First for Bywater (NFB) collaboratively desired to have applied to the Comprehensive Zoning Ordinance, especially addressing the Riverfront Overlay.

This vision for a Marigny Riverfront Overlay uses many principles from *The Plan for the 21st Century: New Orleans 2030*, commonly known as The Master Plan, as it currently exists. Although the City Planning Staff has been instructed to "start from scratch" for the study of creating a new Riverfront Overlay, many residents spent years providing community input, especially in consideration of what Staff had anticipated during the CZO process.

All of our collective experience, as well as conclusions drawn from the Master Plan, have generated a guiding principle of Tout Ensemble. We request an Overlay that would encourage thoughtful development and protect the integrity of our Historic District, and incorporates the yet-to-be transformed and separate industrial lots into the fabric of the community

The residents of the Historic Core Neighborhoods have overwhelmingly expressed their desire to keep new construction within their neighborhoods in scale with historic precedent. A review of public comments submitted to the CPC and made

available on the CPC website showed that of the 571 comments received in 2013 and 2014, 98% of comments are opposed to the height and density bonuses included in the previous Riverfront Overlay amendment.

Parameters for a protective Marigny Riverfront Overlay District include:

Zoning Rules and Design Standards

The draft CZO mixes what should properly be limited to base zoning rules into the overlays. The Riverfront Overlay should address design standards and not include issues like height and FAR. Let's consider creating a new base zoning area (HM-MU-R for Historic Marigny Mixed Use River) for the HM-MU lots in the riverfront overlay, and then only include design standards in the riverfront overlay. We've been told that overlays are somehow more susceptible to text amendments than base zonings, so the design standards would be more adaptable than the base zoning requirements. By keeping the Riverfront Overlay, but rewriting it, we establish our own vision for the riverfront. It gives us something to be for, rather than against.

The base zoning would address height, FAR and density.

Pitched Roofs

One of the problems with a strict 50-foot limit is that it incentivizes flat roofs. While there are some flat roofs in Marigny/Bywater, few of them were built in the 19th century. A whole swath of new development along the riverfront with flat roofs would alter the roof-scape from a 19th century one to a 20th century one. That what you would see from the Mandeville Street entrance to the Crescent Park if all of those lots are built out with flat roofs. Pitched roofs can also be used to hide elevator bulkheads and other essentials on the roof, so we don't have to look at all of that. Therefore, I think that it is in our interest to incentivize pitched roofs. The following do not require pitched roofs, but only incentivize them.

- 1) Delete Article 26, Gross Floor Area, A.1. that includes the floor area in an attic with more than 7 feet of head room in the gross floor area.
- 2) Measure height from the eaves rather than the mid-point of the roof.
- 3) Both 1 and 2.

Point 1 doesn't raise the height of the building since the height is already measured at the midpoint in the draft CZO. It does incentivize slightly higher buildings since flat roofs are measured at the parapet (see Article 26, Building Heights).

Point 2 incentivizes pitched roofs with additional height. Some qualifications would need to be included to prohibit more than one story above the eaves under a pitched roof. Also, we may need to specify that the roof may not have a pitch greater than 55 degrees (or something), or that a pitched roof must run parallel to the river or the street.

Allowing dormers and doors out to the eave level area of a roof would further incentivize pitched roofs.

Parapets

In the draft CZO, the height of a building is measured to the top of the parapet. With a 50-foot limit, developers are going to build roofs with short parapets. Then we must look at all the other items on the roof. We should ask that flat roofed buildings be measured to the height of the roof and that parapets cannot be higher than 3.5 feet.

Elevator bulkheads

The draft CZO does not count elevator bulkheads in the height of a building unless it allows access to the roof. So if a developer want to put an observation deck on top of the roof, the elevator bulkhead gets counted in the height. Presumably, an elevator would be required for ADA compliance. We could allow elevator bulkheads that allow access to a roof not to count in the height of the building. We would need to qualify that so that every additional foot of height of the bulkhead (or other thing sticking up from the roof) must be set back from the edge of the roof by as many feet as the bulkhead is tall to hide it from the sidewalk.

Floors

Another problem with the 50 foot height limit is that it incentivizes squashed floors. The developer wants to get as many floors into the 50 feet as possible so he makes them shorter. Limiting the FAR will help to ameliorate this to some extent

(why burn up your floor space on a bunch of short, unpleasant floors), but even then the floors will be squashed. With a 50-foot limit, most developers in the historic districts are going to design the upper floors with 10 foot ceilings, but 12-14 foot ceilings are typical of our older buildings. That means that the proportions of the windows and doors won't be right for the area and the building will clash with the surrounding older architecture.

Instead of limiting buildings to vertical height, we should consider limiting them to some number of floors (e.g. four). That would give the architects much more flexibility in designing the buildings and allow them to get the historic proportions right. It also lets us escape from the discourse that has been imposed on us by the CPC that makes vertical height the paramount parameter.

FAR

We can incentivize things that we value through increases in floor area. That's what Article 17.5 does. So let's keep the HM-MU FAR at 2 and allow developers to take advantage of the FAR bonuses in 17.5. We may need to tweak some of those rules, but it is better than what has been written into 18.13.G.

Density

An additional incentive for affordable housing would be to allow an increase in the number of dwelling units by the same percentage as the increase in FAR. For instance, if a developer gets a 10% increase in FAR for providing affordable housing, he should also be able to build 10% more dwelling units. I think that this should be limited to the affordable housing provisions and not be available for increases in FAR from LEED certification or the provision of public open space, but I'm not militant about it.

Design Standards

These design standards would be written into the Riverfront Overlay. We want the new developments to be an integral part of the neighborhood and not stand alone developments that were designed in an architect's office with no regard for the surrounding architecture. Without design standards, that's what we're going to get.

Protection of View Corridors

Let's keep the view corridor language that's already in the riverfront overlay and add a few of our own.

- 1) Light poles: one characteristic of the Marigny/Bywater streetscape is telephone poles strung with wires. Developers of large developments are going to want to bury all of that and eliminate hanging wires. That's fine, but let's make them provide a cohesive street scene with a repetition of street lighting that mimics the telephone poles found on the surrounding streets. The street lights would have to have similar pole diameters and heights with cross pieces at similar heights as the proximate poles, but not necessarily hanging wires.
- 2) Overhangs: Historic buildings have an overhang or balcony at about 15 feet. Let's require that new developments also include some sort of design element at that height (overhang, balcony, canopy, cornice, etc.) that carries that design element forward.
- 3) Facade space: We need to keep new developments from shadowing out residential buildings across the street. There are a couple of ways of doing that: require that the front of the building be lower, or require that there be spaces between the buildings. If we require that that a building's facade can only cover something like 30 feet times the width of the lot, then the developer can either build a long wall of uninterrupted buildings at a lower height (e.g. townhouses) or he can break up the buildings with passages between them and use that space to build higher facades along the street. This would require a bit of finesse in the language, but that's the general idea.

Conditional Use, Continuing Neighborhood Engagement.

FMIA recommends new developments over 10,000 square feet will need a regulatory review. All new construction shall go through the HDLC and non-permitted uses shall require the CPC Conditional Use process.

Short Term Rentals

Shall be prohibited within the Marigny Riverfront Overlay, as we anticipate some additional hotels as infill. Density bonuses may be considered if covenants are signed guaranteeing never to be STR.

Storm Water Management

New construction should incorporate storm water management features into their design.

Hotels

We encourage sensitive hotel development to the neighborhood. FMIA has demonstrated repeatedly that we are open to including hotels in our community. We have supported the St. Peter and Paul and the Boys Town conversions to hotels.

Design Precedent Appendix

Figure 1. A traditional Creole townhouse with a half-story loft as allowed under the loft exemption.

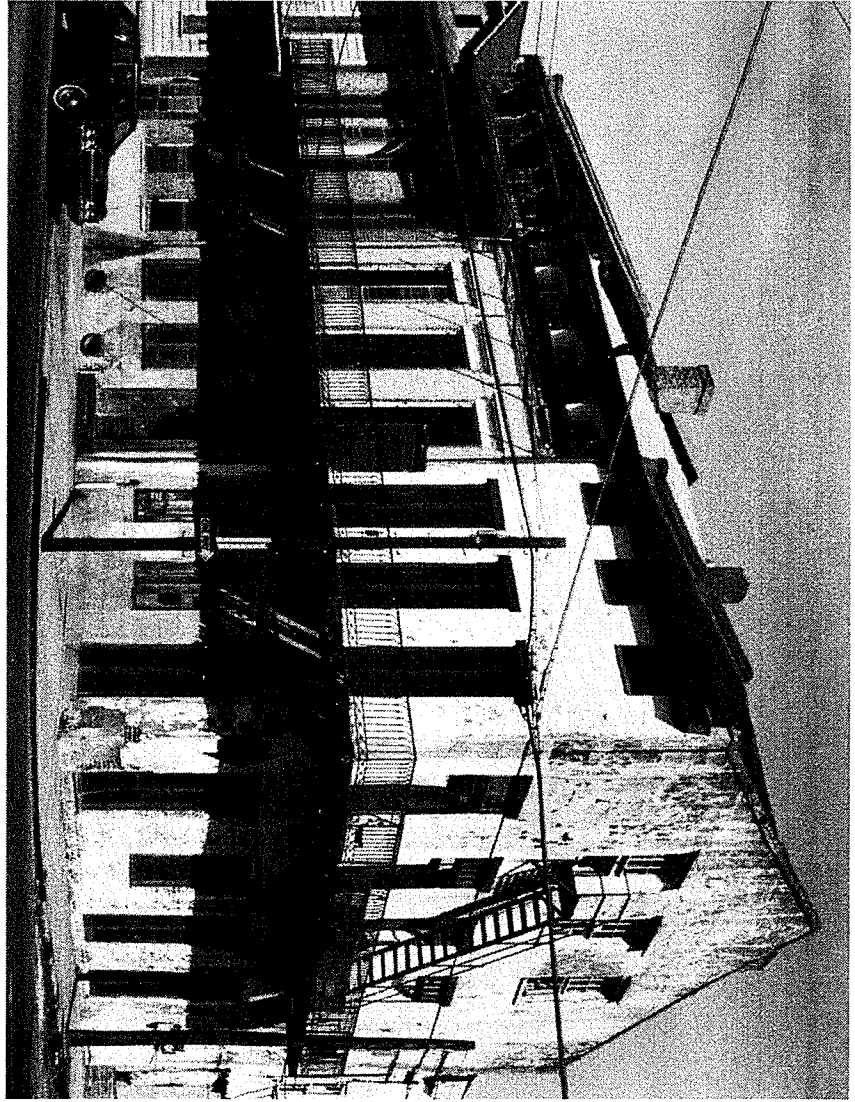


Figure 2. A flat roofed industrial building form that would be allowed in HMC-2 and HM-MU zoning districts.

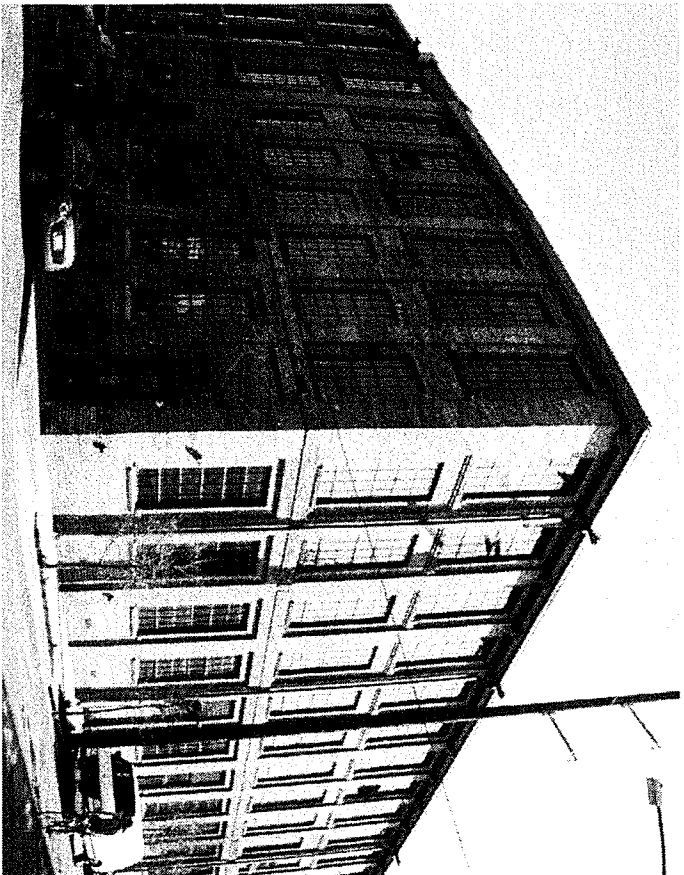


Figure 6. A building of the type encouraged in the HMC-2 and HM-MU zoning districts with the loft exemption.

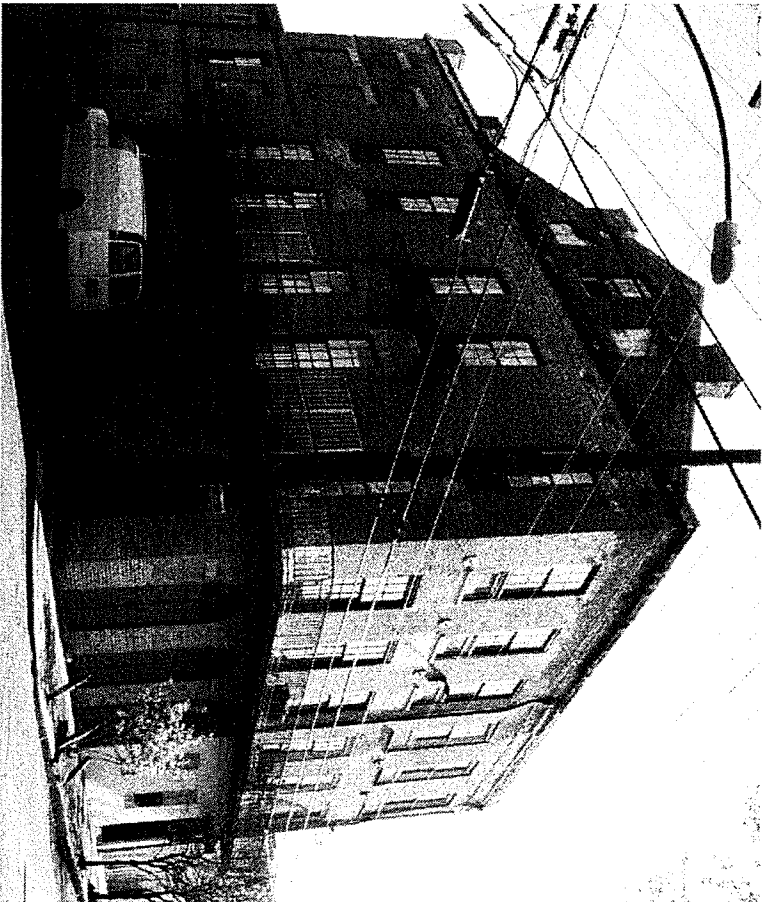


Figure 7. Unsuccessful, dis-contiguous balconies as often seen on low-rise apartment structures.

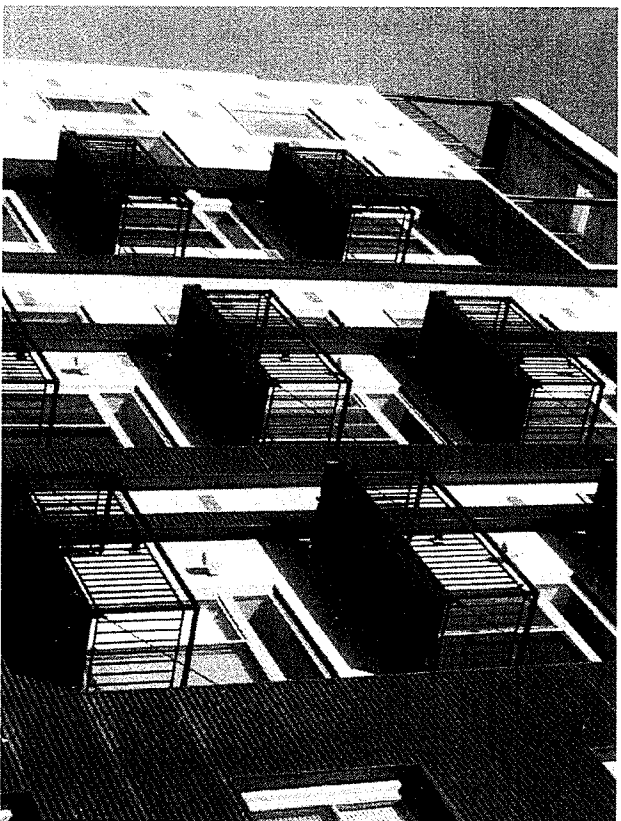
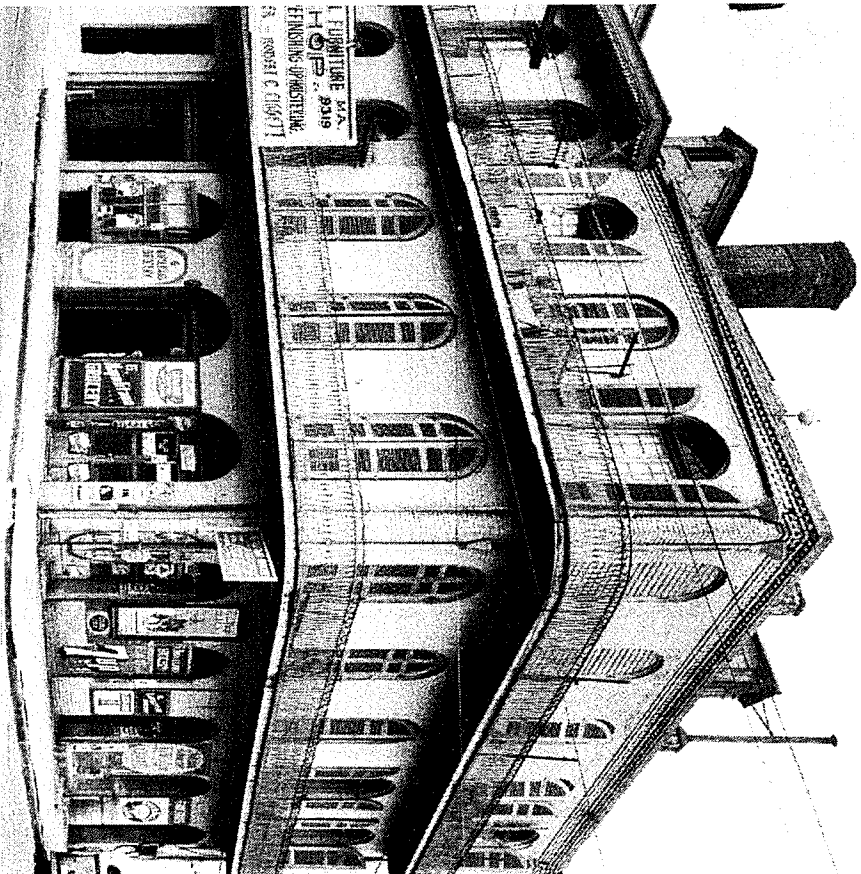


Figure 8. Contiguous balconies characteristic of New Orleans historic architecture.



Mark M. Gonzalez
Attorney at Law

830 Union Street, Suite 302
New Orleans, Louisiana 70112

(504) 524-1668 - FAX: (504) 524-1066
e-mail: mark@markgonzaleznoia.com

May 1, 2017

VIA TELECOPIER AND E-MAIL: (504) 658-7032

rdrivers@nola.gov

Robert D. Rivers, Executive Director
CITY PLANNING COMMISSION
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
658-7033

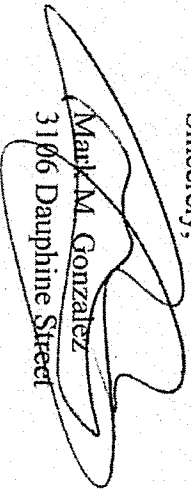
RE: Riverfront Overlay / Height "bonuses"
My Objections to Height Bonuses - done without
neighbors' input and approval
Master Plan Amendments

Dear Mr. Rivers and City Planning Commission:

Let me **not** just add one more opinion as to what are called "height bonuses" and explain how egregious and un-necessary these are:

- * First, the "give" that developers tout as the public benefit they offer in exchange for building over all their neighbors is a disingenuous fraud - they would do these "amenities" as a matter of good business anyway;
- * Secondly, they repeatedly swear to us all that the height is necessary for their project to be economically feasible - almost never showing us, the public, the actual cost of building at 50 feet;
- * In fact, two developments within a block of my home - at the 3000 and 3100 blocks of Dauphine, were completed without height bonuses and the builder has rented out all the apartments in the former and is doing very well at the Warehouse.
- * You should question why any developer wouldn't be happy to get neighbor input and approval when they are clearly and obviously just cashing in by building towers into and over the surrounding low-rise, charming, desirable and attractive Bywater neighborhood.

Sincerely,


Mark M. Gonzalez
3106 Dauphine Street

Paul Cramer

From: Robert D. Rivers
Sent: Monday, May 01, 2017 4:10 PM
To: Larry W. Masey Jr.; Sabine E. Lebailleur; Nicolette P. Jones
Subject: FW: No Automatic Bonuses In the Riverfront Overlay

From: Dan and Diane [mailto:harrislease@yahoo.com]
Sent: Monday, May 01, 2017 3:42 PM
To: Robert D. Rivers
Subject: No Automatic Bonuses in the Riverfront Overlay

Dear Mr. Rivers:

Improving quality of life and maintaining the historic character of neighborhoods was the oft-stated intention of the numerous citizen participation processes that so many residents of our neighborhood took active part in over the years. Therefore, please keep faith with the citizens of New Orleans and do not endorse a Riverfront Overlay that grants automatic bonuses for developers. Any proposed increase in height and density should go through the necessary conditional use process in order to enable those most knowledgeable and most affected -- the actual residents of the neighborhood -- to weigh in first on the likely (or inevitable) impact of the proposed increased height and density on residents' quality of life and the neighborhood's historic character.

Thank you for your attention to this matter.

Sincerely,
Diane Lease
Marigny

Paul Cramer

From: Robert D. Rivers
Sent: Monday, May 01, 2017 1:51 PM
To: Larry W. Massey Jr.; Sabine E. Lebailleur; Nicolette P. Jones
Subject: FW: Riverfront Overlay

From: Dia Napolitano [mailto:dianapolitano@yahoo.com]
Sent: Monday, May 01, 2017 1:13 PM
To: Robert D. Rivers
Subject: Riverfront Overlay

Mr. Rivers,

I am a Bywater resident and native to NOLA. I object to any automatic height bonuses in the Riverfront Overlay. If a developer requests any variance in the 50-foot height, he or she should go through the conditional use process.

Thank you, Dia

Dia Napolitano
3810 Royal St
NOLA 70117
504 833 4738 Home
dianapolitano@yahoo.com

Paul Cramer

From: Robert D. Rivers
Sent: Monday, May 01, 2017 1:51 PM
To: Larry W. Massey Jr.; Sabine E. Lebailleur; Nicolette P. Jones
Subject: FW: Riverfront Overlay: No automatic bonuses for developers

From: Dan and Diane [<mailto:harrislease@yahoo.com>]
Sent: Monday, May 01, 2017 1:34 PM
To: Robert D. Rivers
Subject: Riverfront Overlay: No automatic bonuses for developers

Dear Mr. Rivers:

Please respect the years of work and good faith our neighborhood residents have exerted for sensible, beautiful planning along the River. We have been at this for years, 14, if calculated from the first charrettes to the run-up for the Riverfront Vision 2005. Honoring the wishes and needs of people who live here is not the triumph of amateurs over experts. It is the recognition by your professionals of what people on the ground feel, who wish their surroundings to be consonant with the beauty of river and architecture that exists. Why go against the will of the people who actually must live with the results of this planning?

Sincerely,
Dan Harris
726 Franklin Avenue

Paul Cramer

From: Robert D. Rivers
Sent: Monday, May 01, 2017 4:08 PM
To: Larry W. Massey Jr.; Sabine E. Lebailieux; Nicolette P. Jones
Subject: FW: height bonuses for riverfront development

From: Timothy Watson [<mailto:timothywatson@gmail.com>]
Sent: Monday, May 01, 2017 3:13 PM
To: Robert D. Rivers
Subject: height bonuses for riverfront development

I am a property and small business owner in Bywater, and I believe that height waivers for buildings along the river should NOT be automatic. They should be subject to the variance process, and presented to neighbors.

Thank you,

Tim Watson
3020 Royal

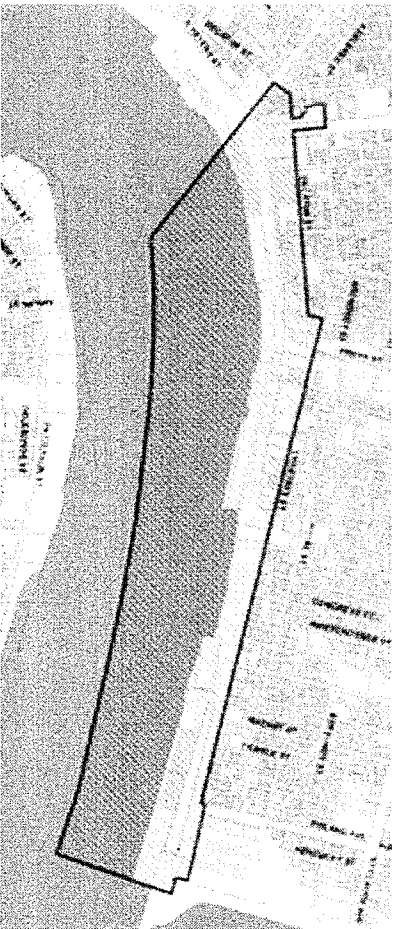
Paul Cramer

From: CPCInfo
Sent: Monday, May 01, 2017 3:20 PM
To: Paul Cramer
Subject: FW: Riverfront Overlay Boundaries

From: Ray G Kern [mailto:raygkern@yahoo.com]
Sent: Monday, May 01, 2017 1:54 PM
To: CPCInfo
Subject: Riverfront Overlay Boundaries

The boundaries for the Riverfront Overlay are as contemplated:

The area bounded by Esplanade Avenue, a line extending from the centerline of Esplanade Avenue between North Peters and the center line of the Mississippi River, the Mississippi River, the Inner Harbor Navigation Canal, a line extending from the centerline of Chartres Street between Poland Avenue and the center of the Inner Harbor Navigation Canal, Chartres Street, St. Ferdinand Street, Decatur Street, Elysian Fields Avenue, Chartres Street, the rear property line of lots with any frontage on Elysian Fields Avenue, Decatur Street, Frenchmen Street, and Decatur Street on the east bank of the Mississippi.



I have followed the text description above up to “... the rear property line of lots with any frontage on Elysian Fields Avenue, Decatur Street, Frenchman Street, and Decatur Street on the east bank of the Mississippi.” and that’s where the text description of the boundary gets confusing.

One could interpret that the lots “with any frontage” in conjunction with “on the east bank of the Mississippi” could include the entire length of Decatur Street going back into the Marigny, particularly since Decatur Street is mentioned twice. Is it the Decatur Street between Elysian and Esplanade and/or the Decatur Street between Elysian and Saint Ferdinand? Both segments are “on the east bank of the Mississippi”.

It is my understanding that the text is used for a legal description and not the map. As such, this seems to be a contradiction or loophole in the text that could be misconstrued or exploited. A better text description is warranted that is not so confusing or ambiguous.

Ray G. Kern

2716 Royal Street
New Orleans, LA 70117

To: cpcinfo@nola.gov

From: Ray G Kern

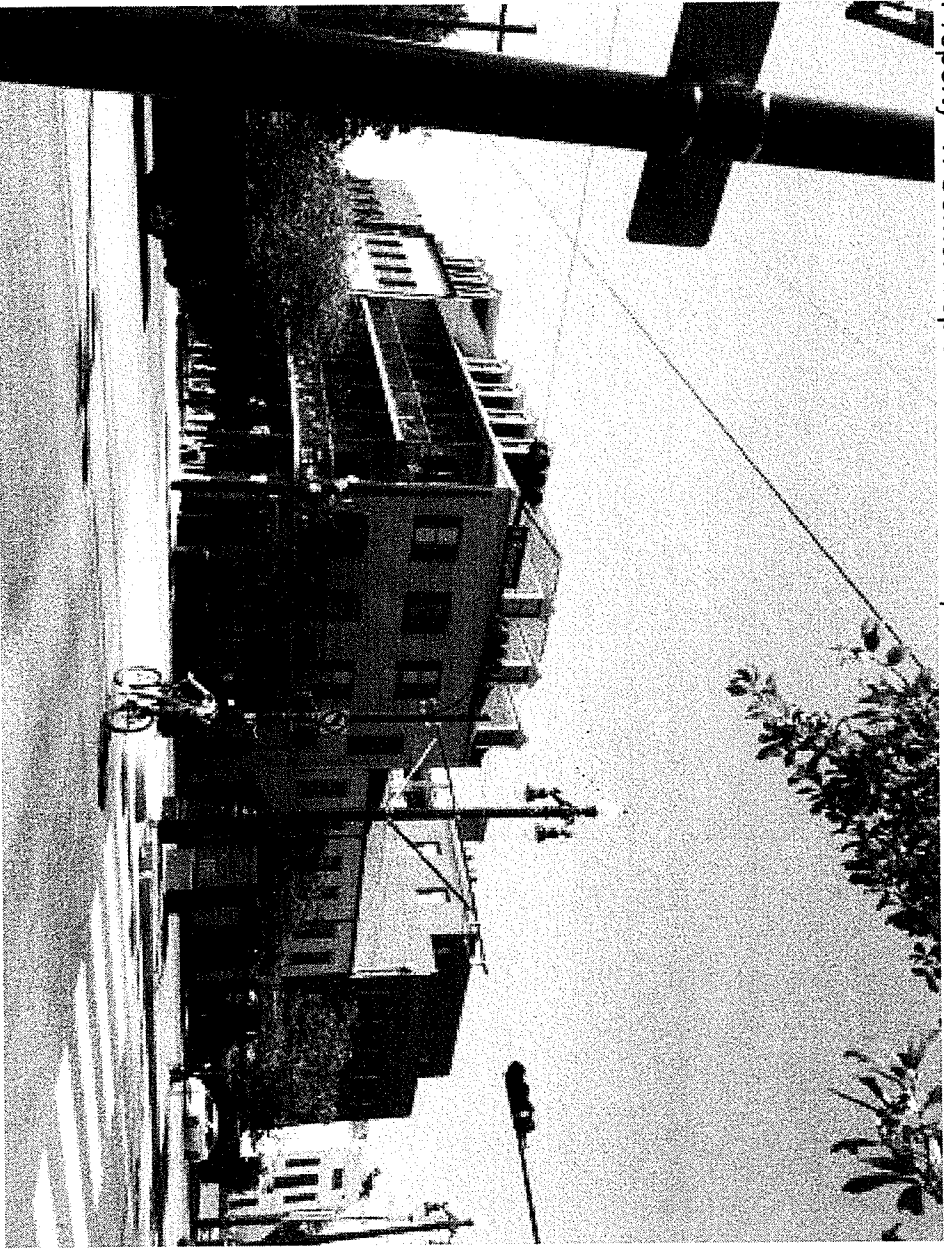
Date: Monday, May 1, 2017

Subject: Construction on empty lots in Historic Districts & Historic Views

After the Riverfront Overlay Community Meeting sponsored by FMIA at Holy Angels on Thursday, March 23, 2017, I briefly spoke with a few members of the CPC staff about what they were contemplating with regards to the overlay. Two of the things they mentioned is what kind of buildings should be built on empty lots along the riverfront and doing an historical study.

Below are a few examples of buildings that have been built or are being built on empty lots in the Marigny and Bywater neighborhoods or nearby that, in my opinion, represent sensitivity to the surrounding scale and historic character as demanded in the Master Plan.

Property 1: Corner Esplanade and N Rampart

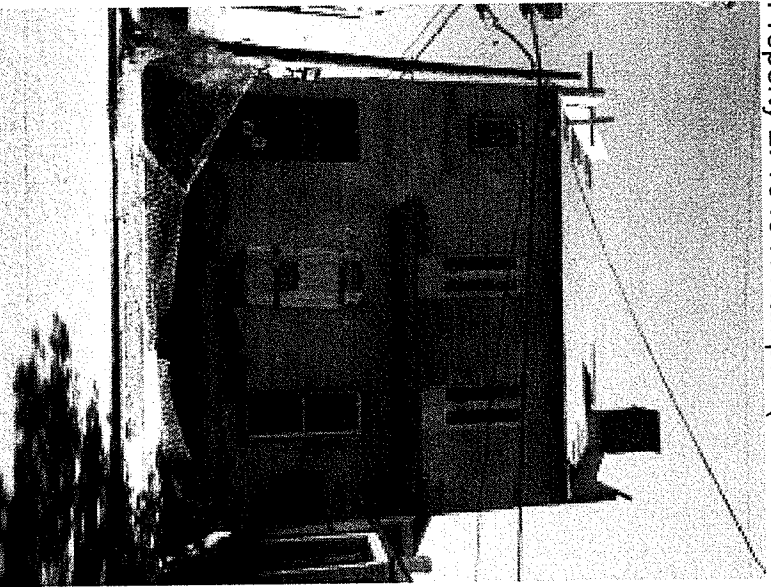


This was once a huge empty lot. What is there now looks like it belongs - a mix of residential and commercial at a major intersection. It would not be out of place on the riverfront, although I think the red buildings are a bit too modern. The corner building with the balconies is the best.

Property 2: 1040 N Rampart (empty lot prior to construction)



Property 2: 1040 N Rampart (under construction - front and corner views)



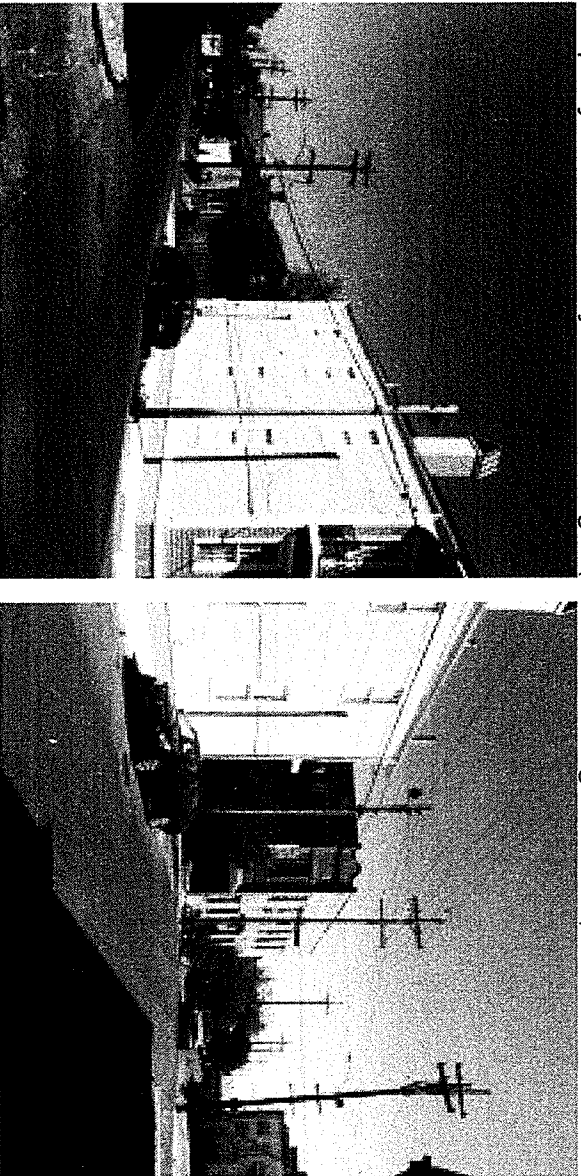
This is of a style and scale that fits the neighborhood, and it was such a small lot! Imagine if a whole block would have homes of this kind (with variations of course). One can have multi-unit residential living that would contribute to density without the need to build vertically too high. You do not need 75 feet to achieve density! The bonus would be that a National Historic Trust neighborhood would not be marred by something modern and too big.

Property 3: Corner Royal and Montegut (new construction)



Not too crazy about the architectural style, but it is at the right scale, as below.

Property 3: Corner Royal and Montegut (scale with neighborhood)

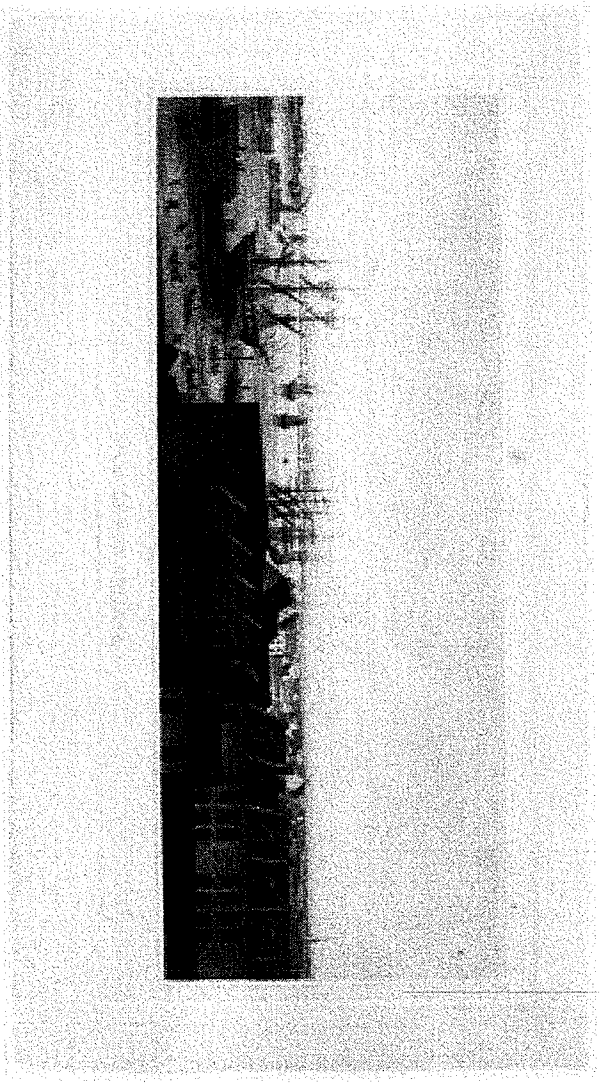


The picture on the right is a view towards the river. Imagine if a 75 ft building was down the street. It would look out of place and would ruin an otherwise pleasant skyline.

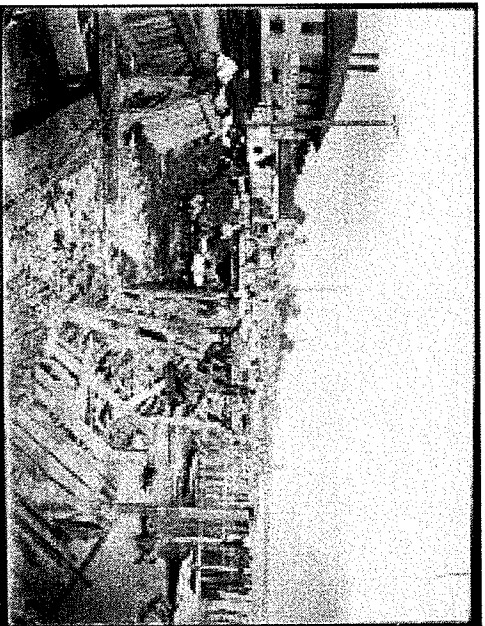
There are probably more examples. These are just the few I recall having been a business owner in the neighborhood since 1996.

HISTORIC VIEWS

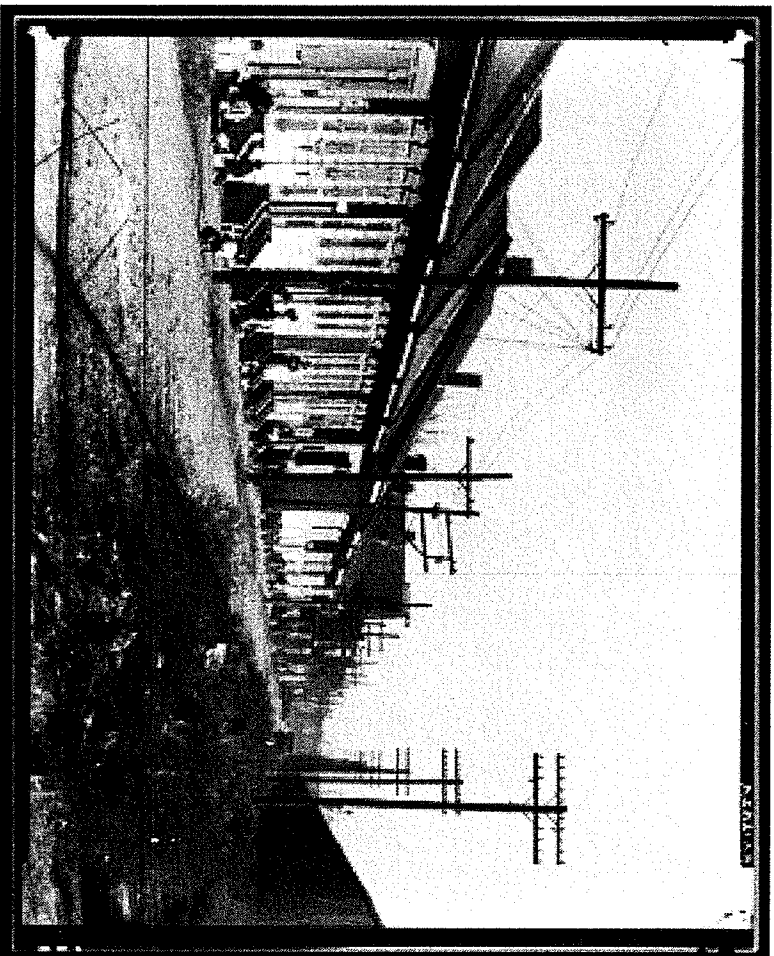
Below are some old photographs taken from various sources.



View of New Orleans taken from the Lower Cotton Press, 1852
(from the Historic New Orleans Collection)



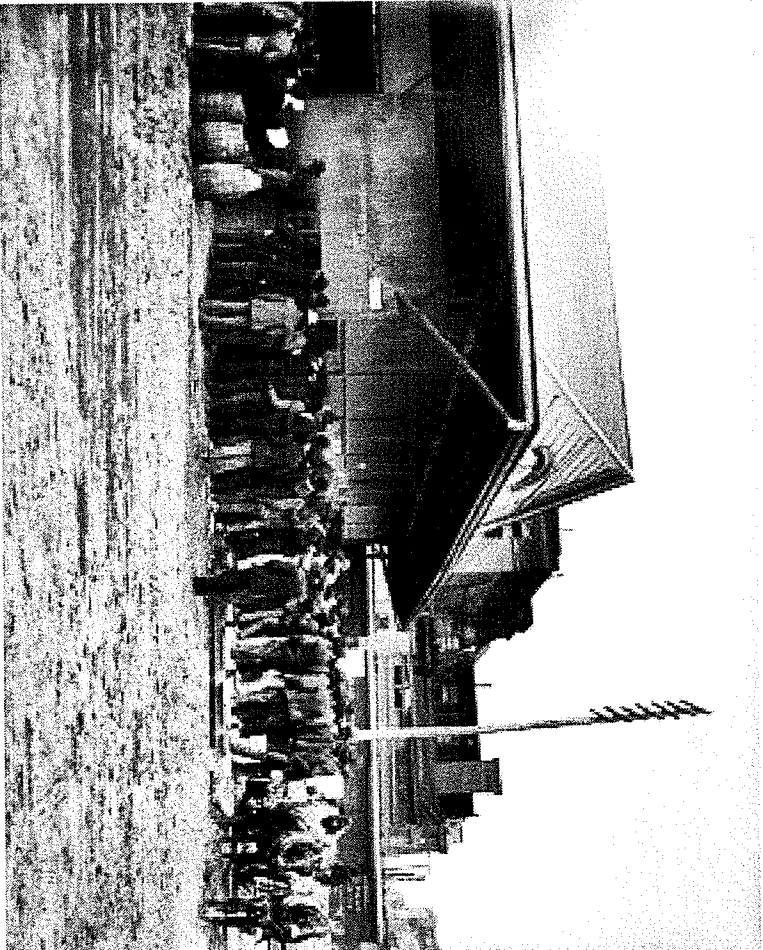
Wharves between Piety and Desire, August 1881
(from the Bywater Neighborhood Association web site)
Doesn't seem to be too many tall buildings here.



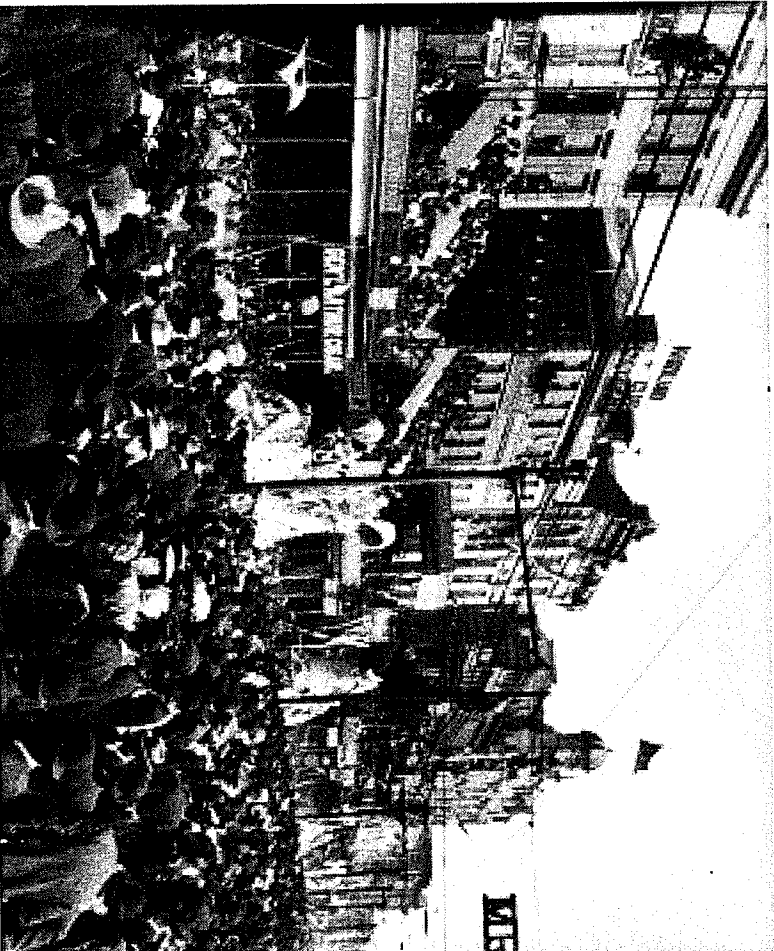
New Orleans, 1935 (Shorpy). Note the floodwall.



New Orleans levee work, 1903 (Shorpy). Nothing too tall here.



Payday on the levee, New Orleans, 1906 (Shorpy). Human scale here.



Mardi Gras New Orleans, 1900 (Shorpy). Imagine if buildings of this type and scale were along North Peters and instead of Rex there would be Krewe du Vieux.

TALLY AND METHODOLOGY FOR RIVERFRONT OVERLAY COMMENTS

SUMMARY:

Public Comments Riverfront Height Bonus.
2014 Draft CZO 271 for 50 ft (201 from petition), 7 for 75 ft
2013 Draft CZO 281 for 50 ft (242 from petition), 4 for 75 ft
(revised 4/30/2017 to exclude duplicates)

DATA SOURCES:

The numbers were derived from public comments and petitions submitted during the 2013 and 2014 draft CZO comment periods. The 2013 counts were derived from public comments submitted to the City Planning Commission (CPC) via their web site. The 2014 counts were derived from documents on the City Council (CC) web site that were submitted to the Council by the CPC.

2013. CPC. I just used the four pdf files pertaining to Article 18 (overlay districts).
Article-18-Houghton-to-Port-of-NO.pdf
Article-18-May-to-Hall.pdf
Article-18-Neighbors-First-for-Bywater-Petition.pdf
Article-18-Neighbors-First-for-Bywater-Petition-part-2.pdf

2014. CC. I used the Public Comments that referenced the Riverfront Overlay.
Public_Comments_Part_IV.pdf
Public_Comments_Part_V.pdf
Public_Comments_Part_VI.pdf
Public_Comments_Part_VIII.pdf

METHODOLOGY:

Comments submitted by neighborhood or other organizations (like FMIA, BNA, NFB, etc) were tallied as a one unless accompanied by petitions with signatures (like the NFB petitions).

I counted each name of the submitted petitions as one. I checked if any petition names were also names on the submitted comments and excluded them from the count if they were.

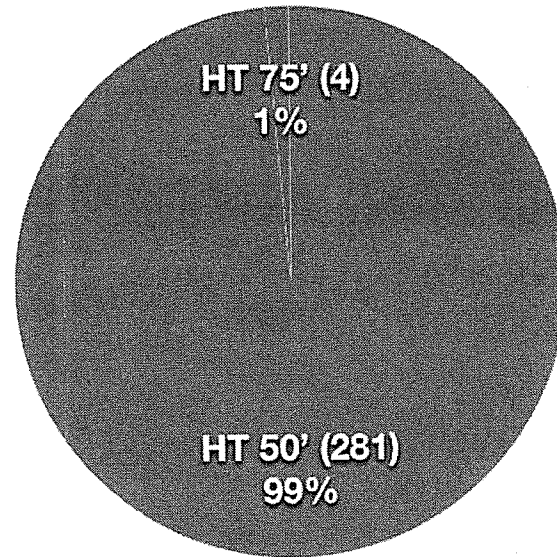
I did not count any duplicates in the submitted documents but are still in the data table identified as a duplicate with a count of zero.

Besides the names, I included addresses and indicated if they were in Bywater (B), Marigny (M), or if they applied to both (MB).

Respectfully Submitted, Ray G Kern
B.S. Mathematics, University of New Orleans
2716 Royal Street
New Orleans, LA 70117

Over 40 years experience as a Computer Systems and Data Analyst

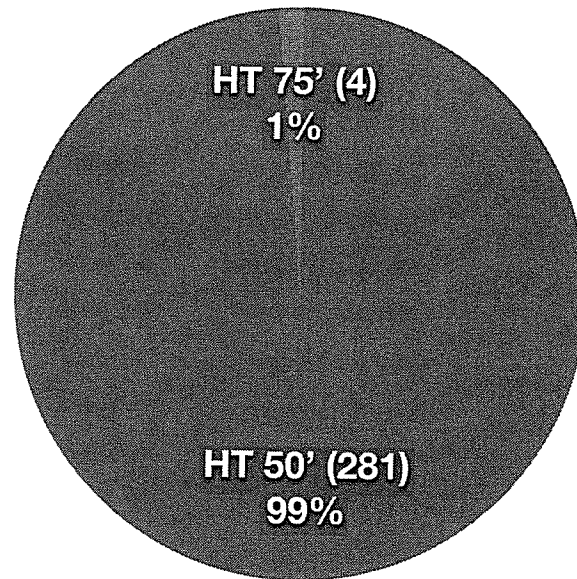
2013 PUBLIC RESPONSE RIVERFRONT HEIGHT LIMIT



● HT 50' (281)

● HT 75' (4)

2013 PUBLIC RESPONSE RIVERFRONT HEIGHT LIMIT



● HT 50' (281)

● HT 75' (4)

DATE	FIRST NAME	LAST NAME	HT 50' HT 75'	ADDRESS	AREA	NOTES
Nov 27, 2013	THOMAS	HOUGHTON	1	1007 DESIRE	B	DENSITY 1200S/LU
Nov 30, 2013	MILES	SWANSON	1	2401 BURGUNDY #1CM	FMA PRESIDENT	
Nov 27, 2013	WALTER W	GALLAS	1	1440 MOSS	MB	LA LANDMARKS SOCIETY
Nov 27, 2013	SANDRA L	STOKES	1	1440 MOSS	MB	LA LANDMARKS SOCIETY
Nov 30, 2013	JOHN	GUARNIERI		PO BOX 3191	B	BNA NO HT MENTIONED
Oct 16, 2013	RICK	FIFELD	1	600 ST ROCH	M	
Oct 16, 2013	A	ESCHMANN	1	822 LESSEPS	B	EXCESSIVE DEVELOPME
Nov 30, 2016	SHEA R	EMBRY	1	3925 BURGUNDY	B	
Nov 30, 2016	SEAN	CUMMINGS	1	220 CAMP 5TH FLOO MB	MB	EKISTICS
Oct 16, 2013	JAMES	MCCARTHY	1	720 INDEPENDENCE B	B	
Nov 29, 2013	RACHEL	SMITH	1	822 MANDEVILLE	M	
Nov 29, 2013	GRETCHEN	BOMBOY	1	2509 BURGUNDY	M	
Oct 16, 2013	DONNA	WAKEMAN	1	2815 N RAMPART	M	
Nov 25, 2013	MICHELE	WHITE	1	1916-1918 BURGUND M		
Nov 29, 2013	JASON	PATTERSON	1	628 FRENCHMAN	M	
Nov 30, 2013	SYLVIA	PATTERSON	1	628 FRENCHMAN	M	
Oct 16, 2013	DEBORAH	OPPENHEIM	1	600 ST ROCH	M	
Oct 16, 2013	ERIC	WALTON	1	712 TOURO	M	
Nov 30, 2013	MEG	LOUSTEAU	1	816 N RAMPART	MB	VCFORA ON PAGE 6
Nov 29, 2013	MARGARET	MARKX	1	2727 ROYAL	M	
Nov 30, 2013	CAROLYN	LEFTWICH	1	621 BARTHOLOMEW B	B	
Oct 16, 2013	SUSAN	DRONGOWSKI	1	2447 ROYAL	M	
Oct 16, 2013	LEE	MULLIKIN	1	4603 ANNUNCIATION M		
Oct 16, 2013	CAROL	GNIADY	1	910 ST ROCH	M	
Nov 29, 2013	AIMEE	CHARBONNEAU	1	2331 ROYAL #3	M	WANTS HT LIMIT 40 FT
Oct 16, 2013	ALEXANDRE	VIALOU	1	903 ELYSIAN FIELDS M		
Oct 16, 2013	NOT GIVEN	NOT GIVEN	1	NOT GIVEN	?	SUBMITTED PUBLIC MTG
Nov 27, 2013	DAVID	PELTIER	1	817 MONTEGUT	B	
Oct 16, 2013	DEXTER	FORD	1	931 MANDEVILLE	M	
Oct 16, 2013	EUGENE	CIZEK	1	2018 BURGUNDY	M	

Oct 16, 2013	JOHN	LUCKETT	1	2235 CHARTRES	M	
Nov 29, 2013	JOSEPH	BROWN	1	619 FRANCE	B	INC 2 PG PETITION BELC
Nov 27, 2013	JULIE	JONES	1	827 LOUISA	B	DUPLICATE
Oct 16, 2013	JULIE	JONES				DUPLICATE
Oct 16, 2013	MARK	COTTON	1	604/608/614 PAULINE	B	
Oct 16, 2013	MARSHALL	GRIES	1	624 ST ROCH	M	
Oct 16, 2013	MATT	DELVECCHIO	1	934 ST ROCH	M	
Oct 16, 2013	MICHELE	JONES	1	915 TOURO	M	
Oct 16, 2013	NORA	MARSH	1	719 SPAIN	M	
Nov 30, 2013	PATRICK	KNUDSEN	1	623 FRANCE	B	
Nov 30, 2013	RAY G	KERN	1	2716 ROYAL	M	
Oct 16, 2013	RHONDA	FINDLEY	1	3430 ST CLAUDE	MB	819 ST ROCH
Oct 16, 2013	RICHARD	EAGER	1	2105 BURGUNDY	M	
Oct 16, 2013	SHELTON J	POLLET JR	1	4210 BURGUNDY	B	
Oct 16, 2013	SUE	HALL	1	921 TOURO	MB	
HT 50 HT 75						
COMMENT TOTAL 39 4						
Nov 29, 2013	JOSEPH	BROWN		619 FRANCE	B	2 PG PETITION ATTACHE
Nov 29, 2013	ATTACHMENT	PETITION PAGE 14	14	VARIOUS		DUPLICATES EXCLUDED
Nov 29, 2013	ATTACHMENT	PETITION PAGE 2	2	VARIOUS		DUPLICATES EXCLUDED
Nov 20, 2013	JULIE	JONES		822 LESSEPS	B	NFB PETITION ATTACHE
Nov 20, 2013	ATTACHMENT	PETITION PAGE 7	7	VARIOUS		
Nov 20, 2013	ATTACHMENT	PETITION PAGE 4	4	VARIOUS		
Nov 20, 2013	ATTACHMENT	PETITION PAGE 2	2	VARIOUS		
Nov 20, 2013	ATTACHMENT	PETITION PAGE 15	15	VARIOUS		
Nov 20, 2013	ATTACHMENT	PETITION PAGE 15	15	VARIOUS		
Nov 20, 2013	ATTACHMENT	PETITION PAGE 13	13	VARIOUS		DUPLICATES EXCLUDED
Nov 20, 2013	ATTACHMENT	PETITION PAGE 15	15	VARIOUS		
Nov 20, 2013	ATTACHMENT	PETITION PAGE 15	15	VARIOUS		
Nov 20, 2013	ATTACHMENT	PETITION PAGE 15	15	VARIOUS		

Nov 20, 2013 ATTACHMENT	PETITION PAGE 15	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 15	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 2	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 14	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 15	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 15	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 14	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 14	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 11	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 11	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 7	VARIOUS				
Nov 20, 2013 ATTACHMENT	PETITION PAGE 6	VARIOUS				
HT 50 HT 75						
PETITION TOTAL			242	0		
GRAND TOTAL			281	4		
DUPLICATES EXCLUDED						
DUPLICATES EXCLUDED						

LIMITS	SOURCE FILE	PAGE
	Article-18-Houghton-to-Port-of-NC 1	
	Article-18-Houghton-to-Port-of-NC 2-3	
	Article-18-Houghton-to-Port-of-NC 4-7	
	Article-18-Houghton-to-Port-of-NC 4-7	
	Article-18-Houghton-to-Port-of-NC 9-33	
	Article-18-Houghton-to-Port-of-NC 50	
	Article-18-Houghton-to-Port-of-NC 63	
	Article-18-Houghton-to-Port-of-NC 64-70	
	Article-18-Houghton-to-Port-of-NC 71-77	
	Article-18-Houghton-to-Port-of-NC 78	
	Article-18-Houghton-to-Port-of-NC 89-90	
	Article-18-May-to-Hall	2-3
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	Article-18-May-to-Hall	14
	Article-18-May-to-Hall	15-16
	Article-18-May-to-Hall	17-18
	Article-18-May-to-Hall	21
	Article-18-May-to-Hall	22
	Article-18-May-to-Hall	27-38
	Article-18-May-to-Hall	51
	Article-18-May-to-Hall	52-53
	Article-18-May-to-Hall	60
	Article-18-May-to-Hall	69
	Article-18-May-to-Hall	70
	Article-18-May-to-Hall	78
	Article-18-May-to-Hall	79
	Article-18-May-to-Hall	80
	Article-18-May-to-Hall	81
	Article-18-May-to-Hall	82
	Article-18-May-to-Hall	83

Article-18-N-F-for-B-Petition-Part-7	
Article-18-N-F-for-B-Petition-Part-8	
Article-18-N-F-for-B-Petition-Part-9	
Article-18-N-F-for-B-Petition-Part-10	
Article-18-N-F-for-B-Petition-Part-11	
Article-18-N-F-for-B-Petition-Part-12	
Article-18-N-F-for-B-Petition-Part-13	
Article-18-N-F-for-B-Petition-Part-14	
Article-18-N-F-for-B-Petition-Part-15	
Article-18-N-F-for-B-Petition-Part-16	
Article-18-N-F-for-B-Petition-Part-17	

Article	Name	Topic
1	Paul May	(#37 through #40) Language correction recommendations
1	Louisiana Landmarks Society	1.5.G - Elimination of provisos for current conditional uses?
1	French Quarter Citizens, Inc.	Multiple specific comments and recommendations
1	Anthony Favre	Multiple comments -- see submitted attachments
2	VCPORA	Minor map adjustments
2	Stuart H. Smith	The CZO should comply with the State Constitution or the Supreme Court Jurisprudence
2	French Quarter Citizens, Inc.	Multiple specific comments and recommendations
2	Anthony Favre	Multiple comments -- see submitted attachments
3	VCPORA	Applications and processes language
3	French Quarter Citizens, Inc.	Multiple specific comments and recommendations
3	Elisabeth Gieckler	neighbors should receive reports regarding zoning requests
3	Janet Hays	NPP
3	Nick Kindel	NPP and typos in Article 3
3	Anthony Favre	Multiple comments -- see submitted attachments
4	Paul May	(#42 through #48) Applications and processes language recommendations
4	VCPORA	Applications and processes language
4	Nick Kindel	Flowcharts
4	E. Ralph Lupin	General comments on proposed change to FQ regs
4	Terrill Corley	Keep current section 8.1 and standard restaurants/ABO rules in place
4	Alvin Albe Jr.	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Anthony Johnson	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Beau Goudeau	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Bethany Baltman	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Brian Huff	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Brian R. Furness	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Brian Wiggins	Keep language in current Section 8.1 in order to protect Vieux Carre
4	C. Brent Conanser	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Carol Allen	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Carol Gniady	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Carolyn Dunn Goodwin	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Carolyn Perry	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Charles Trapolin	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Chuck Berg	Keep language in current Section 8.1 in order to protect Vieux Carre
4	CoCo Garrett, President French Quarter Citizens	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Craig Bloodworth	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Cybil W. Curtis and Mitchell S. Burd	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Daniel Allenloh	Keep language in current Section 8.1 in order to protect Vieux Carre
4	David Peltier	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Diana Smith.	Keep language in current Section 8.1 in order to protect Vieux Carre

Article	Name	Topic
4	Donald Tennant	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Donna Wakeman	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Edward Bonin	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Elizabeth Lovett	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Erica Dudas	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Eric Walton	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Evelyn Rodos	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Faun Fenderson	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Frances Steg	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Gary Chenet	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Georgia Welch	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Greg Lambousy	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Gretchen Bomboy	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Hariet Swift	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Irene G. Certe	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Irene Gonzalez	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Jason Patterson	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Jean Lowrey	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Jennifer Perque	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Jill McCaughey	Keep language in current Section 8.1 in order to protect Vieux Carre
4	John Reed	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Joshua Mann Pailet	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Julie Jones	Keep language in current Section 8.1 in order to protect Vieux Carre
4	K. Morris and C. Chapman	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Karen Baker	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Karen Jeffries	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Kate Beck	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Kate Simister	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Kathryn Harrington	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Kelly McLaughlin	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Kristine Anderson	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Lisa Bradley	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Lisa Piacentino and Greg Creason	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Lorelei Dickey Cropley	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Lori Bronn	Keep language in current Section 8.1 in order to protect Vieux Carre
4	M.J. Dill	Keep language in current Section 8.1 in order to protect Vieux Carre
4	Maggie Marx	Keep language in current Section 8.1 in order to protect Vieux Carre

Article	Name	Topic
4	Mari Kornhauser	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Mary Lou Christovich	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Matt Del Vecchio	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Melaine Owen	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Nathan Chapman	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Pamela Branning	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Rachel Smith	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Ralph Lupin, M.D., J.D.	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Robert Dales	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Sam Armstrong	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Stanley Morris	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Stephanie Larrieu	Keep language in current Section 8.1 in order to protect Vieux Carré
4	VCPORA	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Vincenzo Pasquantonio	Keep language in current Section 8.1 in order to protect Vieux Carré
4	Virginia Gould and David Speights	Keep language in current Section 8.1 in order to protect Vieux Carré
4	French Quarter Citizens, Inc.	Multiple specific comments and recommendations
4	Coleman D. Ridley	Neighborhood Participation Program
4	Jennifer Farwell	NPP
4	Port of New Orleans	Site Plan and Design Review
4	Nick Kindel, Committee for a Better New Orleans	Suggestions for NPP language
4	MARI	suggestions on BZA procedures
4	Mid City Neighborhood Organization	suggestions on NPP and BZA procedures
4	Anthony Favre	Multiple comments -- see submitted attachments
5	Louisiana Landmarks Society	more clarification for Planned Developments
5	Peter Reichard, Bureau of Governmental Affairs	Planned Development Standards
5	Mid City Neighborhood Organization	Planned Developments language changes
5	Monika Gerhart	Public Benefit Bonus for Affordable Housing
5	Green Coast Enterprises	Extend FAR bonus for green building, affordable housing, historic preservation, and open space.
6	Anthony Favre	Revised chapter
7	LaFitte Greenway Steering Advisory Committee	comments to open space districts
7	Bayou St. John LaFitte	comments to Table 7-1
7	Veda Manuel	include a new Open Space District in Bayou St. John District (with recommendations)
7	Daniel Samuels	LaFitte Greenway (OS-G) Uses
7	Peter Hickman	LaFitte Greenway (OS-G) Uses
7	Musa Irlbanks	New Bayou St. John open space district
7	Audrey Evans	New OS-B District
7	Conrad Abadie	New OS-B District
7	Kristi Broussard	New OS-B District
7	Paul da Costa	New OS-B District
7	Stephen Rosentfeld	New OS-B District
7	Vivian Faget	New OS-B District
7	Paul da Costa	New OS-B District
7	Veda Manuel	No restaurants with alcohol in OS-G
7	Peter Hickman, Mid City Youth Volleyball and Mid City Volleyball Group	No restaurants with alcohol in OS-G
7	City Volleyball Group	Permitted uses in the LaFitte Greenway
8	Tulane University, Anthony Lornio	Allow educational facilities in Rural Estate District
8	Anthony Favre	Revised chapter

Article	Name	Topic
9	Donna Wakeman	Against changes to lot area per dwelling and FAR of 1.4
9	Shawn Barney	Bywater and Marigny height, density,....
9	Greg Lambousy	Establish or maintain protections for FQ
9	Michael Bolan	height and density e-mail response to Carolyn Letwisch e-mail
9	Deborah Oppenheim	HMR District Regulations
9	Nora Marsh	HMR District Regulations
9	Tyler Aittrup	HMR District Regulations
9		HMR-3 District - change lot area per dwelling unit requirement back to 800sf for MF
9	Bywater Neighborhood Assoc.	HMR-3 District - keep 1200sf per dwelling unit for MF
9	Neighbors First for Bywater - petition submitted	HMR-3 District Area Regulations
9	Anthony Eschmann	HMR-3 District Area Regulations
9	David Peltier	HMR-3 District Area Regulations
9	John Andrews	HMR-3 District Area Regulations
9	Julie Jones	HMR-3 District Area Regulations
9	Rick Fifield	HMR-3 District Area Regulations
9	Lori Bron	Keep the text from Sec 8.1 of the current CZO
9	French Quarter Citizens, Inc.	Multiple specific comments and recommendations
9	Meg Lousteau	Permanent Supportive Housing
9	Shea R. Embry	Permitted/Conditional Use and development standards suggestions
9	Julie Jones	Support 1,200 sq per living unit
9	VCPORA	Use lots and area regulations for VCR Districts
9	Anthony Favre	Revised chapter
10	Naydia Domingue	Add cultural facility as a permitted use in HMC-1
10	David Peltier	Add verbiage to curtail illegal B&B establishments
10	Donna Wakeman	Against changes to lot area per dwelling and FAR of 1.4
10		All institutional uses should be permitted in HMC-1, HMC-2, and HM-MU; Bars should be permitted uses; Micro-distilleries and micro-breweries should be conditional; Community centers and cultural facilities should be permitted uses; not conditional; Other use list recommendations
10	Bywater Neighborhood Association	Conditional uses for bars in VC. Extend comment period.
10	Robert Waters	Multiple recommendations for Vieux Carre Districts
10	VCPORA	Extend comment period, draft CZO too
10	Sydney Anderson	resident oriented
10	Susan Drongowski	FAR
10	Sadiq Khan	FQ T-shirt Shops
10	Bob Simms	French Quarter ABOs and live entertainment
10	Tim Spratt	French Quarter Conditional uses, ABOs and live entertainment
10	Deborah Oppenheim	HMC, HM-MU District Regulations
10	Mathias Helfen	HM-MU District Regulations
10	Shawn Barney	Mixed-Use Neighborhoods
10		Multiple specific comments and recommendations
10	French Quarter Citizens, Inc.	Remove Supper Clubs from VCE District.
10	Meg Lousteau	
10	Ed Horan	Text clarification suggested for Section 10.5
10	Carol Allen	VC District Regulations
10	Laurie Toups	VCC-2 District use list
10	Lori Herbert	VCC-2 District use list
10	Raymond Landry	VCE
10	Regina Farrell	VCE
10	Robert Giraud	VCE
10	Nathan Chapman	VCS District Regulations
10	Greg Kahl	Vieux Carre Commercial District Regulations
10	Kate Simister	Vieux Carre Commercial District Regulations

Article	Name	Topic
10	Badrine Land Limited	Keep the VCS-1 District
11	Cindy Denney	Amending the Conditional and Permitted Use Table for HU-RD1
11	David Villanueva	Amending the Conditional and Permitted Use Table for HU-RD1
11	Mae Mayeux	Amending the Conditional and Permitted Use Table for HU-RD1
11	Rachel Collier	Amending the Conditional and Permitted Use Table for HU-RD2
11	Jonathan Cerrise	Artist Communities
11	Karen Ocker	comments on table 11-1 as well as uses
11	Kevin C Rung	Doubles on 30 foot lots
11	Louis Costa	Historic Urban Districts - Group Homes
11	Janell Perry	Historic Urban Districts - Livestock
11	Katherine Prevost	Historic Urban Districts - Livestock, B&Bs
11	Laure Toups	HU-RD1 District use list
11	Robert Hassinger	Neighborhood Commercial in the Historic Urban Residential Districts
11	Louisiana Landmarks Society	opposes reduction in minimum lot size requirements
11	Anthony Favre	Revised chapter
11	Garden District Association	Suggestions on the use charts and lot size regulations
12	Alexandra Stroud	Allow multi-family residential in HU-B1
12	Karen Ocker	comments on table 12-1 and bulk/yard regs
12	Alexandra Stroud	Higher height limit needed.
12	Jerry Speir	HU-MU District - Balance of Uses
12	Tom Gault	HU-MU District - Balance of Uses
12	Sue Klein	Include "emergency shelter" as a category in Table 12-1
12	Raphael Rabalais	MU districts should stipulate a build-to-line
12	Kelly Butler/Council District A	Parking in HU-MU districts
12	Karen Ocker	Parking in Mid City – Old Algiers
12	Shelly Landrieu	Review the process and data for determining the minimum lot sizes within the proposed HU-RD1 and HU-RD2 districts
12	Mid City Neighborhood Organization	suggestions for permitted uses, design standards, zoning classifications
12	MARI	suggestions on HU-MU and HU-B1A definition and classifications
12	Garden District Association	Suggestions on the use charts
13	W.V. Howenstine	B&B Regulations - live music
13	Ray Bergeron/Bill Argus	LRS-1 District restrictions
13	Dawn Hebert	Multi-Family Apts. Building Standards
13	LCIA	Tables 13.1 & 13.2, accessory uses, special parking and driveway requirements recommendations
13	LCIA	(# unnumbered - email) Conditional use floor area thresholds
14	Paul May	(#20) Middle Harrison Ave. subdistrict
14	Paul May	Harrison Avenue - subdistrict standards
14	Bahman Tajji	Harrison Avenue - subdistrict standards
14	Bob Hoover	Harrison Avenue - subdistrict standards
14	Dustin Fleiner	Harrison Avenue - subdistrict standards
14	Gerard Schoendorf	Harrison Avenue - subdistrict standards
14	Jill Lambert	Harrison Avenue - subdistrict standards
14	John Foley	Harrison Avenue - subdistrict standards
14	John Maura	Harrison Avenue - subdistrict standards
14	John Foley	Harrison Avenue - subdistrict standards
14	Julie LaCour	Harrison Avenue - subdistrict standards
14	Katherine Maurin	Harrison Avenue - subdistrict standards
14	Loyce Traugott	Harrison Avenue - subdistrict standards
14	NN	Harrison Avenue - subdistrict standards
14	Richard Adams	Harrison Avenue - subdistrict standards
14	Roger Griffiths	Harrison Avenue - subdistrict standards
14	Ruth Leard	Harrison Avenue - subdistrict standards
14	Richard and Sandra Bonnet	Harrison Avenue - subdistrict standards
14	Shirley Kirkconnell	Harrison Avenue - subdistrict standards
14	Taylor Casey	Height in S-LM District
14	Carol Giardina	In favor of Lake Catherine Business restrictions
14	Bill Argus	Lake Area Commercial Design Standards
14	LCIA Zoning Committee	Middle Harrison Ave. subdistrict

Article	Name	Topic
14	John P. Lyons	Middle Harrison Avenue Corridor Sub-District exemption language suggestions
14	Jolynn Huntley King	Remove restaurants etc from Middle Harrison Restaurants, Residential Character, Parking on Harrison Ave
14	Tom Fontana	Many conditional uses should be permitted
15	Anthony Favre	Acquisition of New Property by Colleges and Universities, development parameters, institutional master plans
15	Coleman D. Ridley	comments on height and density specific to neighborhoods
15	Karen Ocker	Commercial Center & Institutional Campus Districts
15	Paul Harang	Fraternity and Sorority Houses
15	Kevin O'Bryon	Institutional Master Plans
15	Gert Town Revival Initiative	Institutional Master Plans
15	Janet Hays	Institutional Master Plans
15	Keith Hardie	Institutional Master Plans
15	Nick Kindel, Committee for a Better New Orleans Irish Channel Neighborhood Assoc.	Institutional Master Plans Land use list for the MU-1 District
15	Raphael Rabalais	Mixed Use and Commercial Districts should specify allowable density for multi-family. Mixed Use districts should have a build-to-line; poles signs allowed in MU and C Districts
15	MARI	suggestions on EC and M/C districts
15	Tulane University, Anthony Lorino	Allow single and two family residential in EC District
15	Tulane University, Anthony Lorino	Allow auditoriums in MU-2 District
15	Tulane University, Anthony Lorino	Modify restrictions on sororities and fraternities.
15	Tulane University, Anthony Lorino	BIP District Regulations - Railway and Passenger Terminal
16	Louis Costa	Concrete Batching
16	Janet Hays	Maritime Industrial District
16	Port of New Orleans	Maritime Industry (MI) District
16	Coleman D. Ridley	The LI District should allow places of worship/ministry.
16	Willie Williams	Permit educational facility in Maritime Industrial
16	Tulane University, Anthony Lorino	Industrial
17	Sean Kempion	CBD District Regulations - parking
17	Raphael Rabalais	CBD height and FAR regulations
17	Keith Perrin	CBD Height Limits
17	Bradley Spieker	CBD Height Limits - Tracage Site
17	Catherine Dunn	CBD Height Limits - Tracage Site
17	Duboni	CBD Height Limits - Tracage Site
17	Durward Dunn	CBD Height Limits - Tracage Site
17	Elton Driscoll	CBD Height Limits - Tracage Site
17	Eric Strachan	CBD Height Limits - Tracage Site
17	Greg Conklin	CBD Height Limits - Tracage Site
17	John Godfrey	CBD Height Limits - Tracage Site
17	Jose Pena	CBD Height Limits - Tracage Site
17	Joshua Rutcum... (sp?)	CBD Height Limits - Tracage Site
17	Kevin Colley	CBD Height Limits - Tracage Site
17	Troy Dupuis	CBD Height Limits - Tracage Site
17	Carolyn Leftwich	CBD requirements; support Ride New Orleans' comments
17	Ian Brown	CBD requirements; support Ride New Orleans' comments
17	Jennifer Golden	CBD requirements; support Ride New Orleans' comments
17	Marie Gould	CBD requirements; support Ride New Orleans' comments
17	Megan Burns O'Connor	CBD requirements; support Ride New Orleans' comments
17	Paul Meyer	CBD requirements; support Ride New Orleans' comments
17	Sarah Covert	CBD requirements; support Ride New Orleans' comments
17	Sean O'Donnell	CBD requirements; support Ride New Orleans' comments
17	Peter Trapolin	comments/questions on purpose statements, table 17-1, table 17-2, 17.5, 17.6, 17.8

Article	Name	Topic
17	Cassandra Shamp	CBD-5 District Regulations
17	Melanie Owen	CBD-5 District Regulations
17	Melanie Owen	CBD-5 District Regulations - Live Music
17	Grasshopper Mendoza and Steve Picon	In support of Ride New Orleans comments
17	Lafayette Square Association	Permitted/Conditional Use comments on a number of CBD-5 uses
17	Ride New Orleans	recommendations for CBD
17	Stan Keimpton	Transfer of Development Rights
17	Tulane University, Anthony Lorio	Allow 100% educational use on ground floor of CBD Districts.
17	Tulane University, Anthony Lorio	Remove traffic impact study requirements or raise threshold.
18	Tulane University, Anthony Lorio	(#62) LADC Harrison Avenue overlay
18	Paul May	7 comments for frenchmen overlay
18	Gretchen Bomboy	against RDO in the triangle b/c residential
18	Gretchen Bomboy	properties zoned commercial
18	Andrew Grate	AC Overlays citywide
18	Music, Arts, & Culture Coalition, Ethan Ellestad	AC Overlays
18	Ghinda Mantle	AC Overlays citywide
18	Jeff Klein	AC Overlays citywide
18	Donna Wakeman	against gateways and height bonuses in RIV overlay
18	Michelle White	against gateways in RIV overlay and any other height bonuses
18	Michelle White	against restaurants as permitted in RDO
18	Michelle White	in support of "80/20" rule in AC overlay
18	Jason Patterson	AGAINST Gateways, previously nodes, and height bonuses in Riverfront
18	Sylvia Patterson	Against RDO implementation in Marigny
18	Patrick Cooper	Amplified music prohibition is not realistic in overlay district; consider decibel limits
18	Jeanne Nathan	Arts & Cultural Districts, outdoor events
18	Deborah Oppenheim	Oppose Riverfront Overlay District height bonus
18	Deborah Oppenheim	Arts & Cultural Overlay
18	Deborah Oppenheim	Arts & Cultural Overlay
18	Eric Walton	Arts & Cultural Overlay
18	Janet Hays	Arts & Cultural Overlay
18	Jill Walton	Arts & Cultural Overlay
18	Valerie Robinson	Arts & Cultural Overlay
18	VCPORA	Arts & Cultural Overlay
18	Tim Eskew	Arts & Cultural Overlay -- Frenchmen base zoning districts exemptions for overlay zoning districts
18	John P. Lyons	Broad Street AC Overlay proposed
18	Broad Community Connections	Expand EC Enhancement Corridor certain major intersections
18	Broad Community Connections	Building height
18	Maggie Marr	Comments of Riverfront Gateway Design Standards and Bonuses and Table 9-2
18	Carolyn Leftwich	Design Review Process
18	Kate Simister	Design Review Process
18	Shelley Landrien	Design Review Process
18	Judy Murphy	Enhancement Corridor Overlay Regulations
18	Alexandra Stroud	Extend Arts & Cultural Districts along St. Bernard & Claiborne
18	Susan Dronigowski	Gateways in RIV overlay - against height bonus
18	Lafitte Greenway Steering Advisory Committee	include a Lafitte Corridor Design Overlay District
18	Sandy Juarez	Include Earhart Blvd. in the urban corridors
18	Tim Jackson	Intersecting overlay districts
18	Lee Mullikin	Keep 50 ft. height limit in Marigny.
18	Carol Gindley	Keep 50 ft. height limit in place.
18	Daniel Samuels	Lafitte Greenway Design Review Overlay
18	Linda Sami	Live Music
18	Louis Costa	Lower St. Charles Ave. Use Restriction Overlay
18	Cher Oats	New Arts & Cultural Overlay District for Oak and Leonidas Streets

Article	Name	Topic
18	Cheryl Epling	New Arts & Cultural Overlay District for Oak and Leonidas Streets
18	Daniel Tau	New Arts & Cultural Overlay District for Oak and Leonidas Streets
18	David Giglio	Old Algiers Riverfront Overlay should allow a greater height limit than shown in MU-2
18	Aimee Charbonneau	Oppose increasing allowable heights.
18	Alex Vialou	Oppose Riverfront Overlay District height bonus
18	Alex Vialou	RDO - opposes inclusion of restaurants
18	Anonymous	Oppose Riverfront Overlay District height bonus
18	David Peltier	Oppose Riverfront Overlay District height bonus
18	David Peltier	RDO - opposes inclusion of restaurants
18	Dexter Ford	Oppose Riverfront Overlay District height bonus
18	Eric Walton	Oppose Riverfront Overlay District height bonus
18	Eugene Cizek	Oppose Riverfront Overlay District height bonus
18	John Lockett	Oppose Riverfront Overlay District height bonus
18	Joseph Brown	Oppose Riverfront Overlay District height bonus
18	Julie Jones	Oppose Riverfront Overlay District height bonus
18	Julie Jones	support RDO provided that it exclude restaurants
18	Mark Cotton	Oppose Riverfront Overlay District height bonus
18	Marshall Gries	Oppose Riverfront Overlay District height bonus
18	Matt Del Vecchio	Oppose Riverfront Overlay District height bonus
18	Michelle Jones	Oppose Riverfront Overlay District height bonus
18	Nora Marsh	Oppose Riverfront Overlay District height bonus
18	Patrick Knudsen	Oppose Riverfront Overlay District height bonus
18	Ray Kern	Oppose Riverfront Overlay District height bonus
18	Rhonda Findley	Oppose Riverfront Overlay District height bonus
18	Richard Eager	Oppose Riverfront Overlay District height bonus
18	Shelton Poller	Oppose Riverfront Overlay District height bonus
18	Sue Hall	Oppose Riverfront Overlay District height bonus
18	Thomas Houghton	Oppose Riverfront Overlay District height bonus
18	Miles Swanson, Faubourg Martigny Improvement Association	Opposed to height bonuses in RIV overlay
18	Miles Swanson, Faubourg Martigny Improvement Association	Opposed to restaurants in the RDO overlay
18	Miles Swanson, Faubourg Martigny Improvement Association	Ensure that Frenchmen AC overlay is separate from other AC overlays
18	Miles Swanson, Faubourg Martigny Improvement Association	Support adding conditional use for buildings over 5,000 s.f. in the RDO overlay
18	Louisiana Landmarks Society	Opposes increase in height allowance.
18	Bywater Neighborhood Association	Overlay Districts: Requests that the St. Claude Avenue AC Arts and Cultural Overlay District be placed in the new CZO as it presently is codified in the existing CZO, with four (4) possible amendments
18	Glen Pire	RDO
18	Nheyjia Domingue	RDO - also ensure that uses from current RDO are included in draft RDO
18	Anthony Eschmann	RDO - opposes inclusion of restaurants
18	John Andrews	RDO - opposes inclusion of restaurants

Article	Name	Topic
18	Neighbors First for Bywater - petition submitted	RDO - remove restaurants from use list. Petition submitted.
18	Neighbors First for Bywater	Riverfront Overlay - oppose height bonus. Petition submitted.
18	Adolph Byrum	RDO - supports inclusion of restaurants
18	Nayda Byrum	RDO - supports inclusion of restaurants
18	Raphael Rabalais	RDO and design corridors
18	Irish Channel Neighborhood Assoc.	Remove the RDO from the Irish Channel. Support CU for neighborhood commercial.
18	Rick Fifield	Support CU for neighborhood commercial. Riverfront Overlay
18	VCPORA	Riverfront Overlay Height Bonus
18	Anthony Eschmann	Riverfront Overlay Height Bonus - only one block length for gateway. It is good that the 75 ft. allowance does not cross Chartres Street
18	Shea R. Embyry	Support and enhance Riverfront Overlay - 18.7 C 2 dwelling units
18	Sean Cummings	Support Riverfront Overlay
18	James McCarthy	Support Riverfront Overlay Height Bonus
18	Greater Tremé Consortium, Inc	Treme Arts, Cultural, Entertainment Overlay
18	Andrew Amacker	What will happen to the existing overlay districts?
18	South 7th Ward Neighbors	Support RDO for area bt St. Bernard, Elysian Fields, N. Claiborne, and St. Claude
18	South 7th Ward Neighbors	Support Arts & Cultural Overlay for St. Bernard Avenue
18	Rachel Smith	Opposed to RIV overlay height bonus
18	Port of New Orleans	Don't require design review in industrial districts.
19	Justin Schmidt	a number of comments and additions to Art. 19
19	Anthony Favre	Revised chapter
20	Paul May	(#51 through #54) Use standards - agriculture and security and operations plans
20	Louis Costa	B&B prohibited areas
20	Jesse Leblanc	Bed & Breakfast restrictions in the Lower Garden District
20	MaCCNO	comments on Live Entertainment use standards
20	Nick Kindel	Concrete Batching
20	Anonymous	Dog Runs/Parks
20	J. Kemp	Dog Runs/Parks
20	John Reed	Dog Runs/Parks
20	Gert Town Revival Initiative	Manufacturing Use Standards
20	French Quarter Citizens, Inc.	Multiple specific comments and recommendations
20	Jerry Speir	Music/noise/bar/live-entertainment issues
20	Juliana Padgett	Music/noise/bar/live-entertainment issues
20	Nick Kindel, Committee for a Better New Orleans	Need standards for concrete batching.
20	Karen Ocker/Jennifer Farwell	Neighborhood Commercial Establishments
20	Karen Ocker	recommended additional language for several uses
20	Cassandra Shupe	Restaurant Hours
20	David Keifer	Restaurant Hours
20	Jennifer Farwell	Restaurant Hours
20	Keith Hardie	Restaurant Hours
20	Melanie Owen	Restaurant Hours
20	Kelly Butler/Council District A	Restaurant hours of operation and holding bar requirements
20	Thomas Milliner	Standard restaurant use regulations. Petition submitted.
20	Thomas Milliner	Standards and closing hours for restaurants with ABO's
20	Thomas Milliner	suggestions on 3 draft use standards
20	Mid City Neighborhood Organization	suggestions on 4 use standards
20	MARI	unclear about restaurant closing hours and live entertainment enforcement
20	Louisiana Landmarks Society	Various use standards recommendations
20	VCPORA	Various use standards recommendations
20	D. Van Fleet Bloggs/PCLA - The Wireless Infrastructure Association	various wireless facility comments

Article	Name	Topic
20	Anthony Favre	Entire chapter should be in municipal code instead of zoning ordinance
21	Paul May	(#21 through #23) Accessory structure and carport setbacks
21	Paul May	(#30) Pool fence height
21	Anonymous	Air Pollution from Restaurants and Bars
21	Art Town Revival Initiative	LA DEQ Reference
21	L. Seymour	Lighting Standards
21	Janet Hays	Need for a Smeil/Odor Ordinance
21	Bill Argus	Number of Main Uses Permitted on a Lot
21	Janet Hays	Vibration Standards Clarification
21	Anthony Favre	Too many regulations.
22	Paul May	(#18) parallel parking dimensions
22	Paul May	(#55 through #59) Off-street parking regulations - language, off-site parking, space size, setbacks, Dypos
22	Paul May	(#60 and #61) Driveway slopes
22	Paul May	(#69 and #70) Accessible parking requirements and language recommendations
22	Paul May	Against city-wide reduction in Parking Requirements
22	Donna Wakeman	Against city-wide reduction in Parking Requirements
22	Jason Patterson	Against city-wide reduction in Parking Requirements
22	Sylvia Patterson	Against city-wide reduction in Parking Requirements
22	Michelle White	against reduction in parking requirements
22	Kelly Butler/Council District A	bicycle parking and university parking requirements
22	Peter Trapolin	comments on on-site open space and off-street parking exceptions
22	Grasshopper Mendoza	In support of Ride New Orleans comments keep parking requirements to regulate oversized buildings
22	Grechen Bomboy	
22	Kristi Broussard	More parking requirements in HU Districts
22	Paul da Costa	More parking requirements in HU Districts
22	French Quarter Citizens, Inc.	Multiple specific comments and recommendations
22	Kevin C Runig	No Parking for 30 foot lots in HU
22	Miles Swanson, Faubourg Marigny Improvement Association	Opposed to elimination of parking requirements
22	Bayou St. John-Lafitte	Opposes parking exemptions
22	Susan Drongowski	Parking
22	Maggie Marx	Parking in Marigny
22	Nathalie Jorfi	Parking Requirements
22	Anthony Eschmann	Parking Requirements - HM Districts
22	Jerry Speir	Parking Requirements - HU Districts
22	Juliana Padgett	Parking Requirements - HU Districts
22	Raphael Rabalais	Parking requirements and location of allowed parking
22	Vivek Shah	parking table recommendations
22	John P. Lyons	proposed language and requirement suggestions
22	Ride New Orleans	recommended simplification of parking requirements
22	Karen Ocker	Require parking in historic urban districts
22	Karen Ocker	requirements for off-street parking is low
22	VCPORA	Residential parking concerns
22	David Peltier	Rein parking requirements
22	Julie Jones	retain parking requirements for businesses
22	Anthony Favre	Revised chapter
22	MARI	suggestions on off-street parking
22	Mid City Neighborhood Organization	suggestions on off-street parking
22	Angie & Randy Richard	Support parking regulations as in existing CZO
22	Carolyn Leftwich	Support Ride New Orleans' comments
22	Ian Brown	Support Ride New Orleans' comments
22	Jennifer Golden	Support Ride New Orleans' comments
22	Marie Gould	Support Ride New Orleans' comments
22	Megan Burns O'Connor	Support Ride New Orleans' comments
22	Paul Meyer	Support Ride New Orleans' comments
22	Sarah Covert	Support Ride New Orleans' comments

Article	Name	Topic
22	Sean O'Donnell	Support Ride New Orleans' comments support Ride New Orleans detailed comments (off-street parking and loading)
22	Steve Picou	Support shared parking
23	Alexandra Stroud	(#19) Established TF and MF dwelling definitions in 23.3.U.1
23	Paul May	12 recommendations for Article 23
23	Urban Conservancy	Various comments on Article 23
23	Ann MacDonald	comments on parking lot landscaping in CBD
23	Peter Trapolin	EPA Storm Water Review Task Force
23	Danny Wiegand	
23	Grasshopper Mendoza and Steve Picou	In support of Urban Conservancy Comments
23	Michelle Bales	native plant requirements
23	Cynthia Scott	Paving
23	Sabine Brebach	Pervious parking lots
23	John P. Lyons	proposed language and requirement suggestions
23		response to Daniel Samuels (Lafitte Greenway Steering Advisory Committee) substantial
23	Steve Picou	Stormwater Management
23	Sofie Strasser	Stormwater Management
23	Global Green	Stormwater Management
23	Shelley Landrieu	Stormwater Management
23	New Zion City Preservation Assoc.	stormwater management as a permitted use in residential areas
23	Nick Kindel, Committee for a Better New Orleans	Stormwater management plans
23	Quincy Howard	Stormwater Management/Landscaping
23		Stormwater Management/Landscaping
23	Sandra Baptiste	Standards
23	Maria Papacharalamous	stormwater recommendations
23		stormwater regs must be enforceable and effective
23	Tony Laska	Stormwater requirement threshold
23	Shirley Laska	Stormwater requirements
23	Kelly Butler/Council District A	Stormwater requirements
23	Gulf Restoration Network	Stormwater requirements
23	Michael Batteman	Stormwater requirements - various
23	Rosalie T. Torres	Stormwater requirements (echoing the Urban Conservancy recommendations)
23	Steve Picou	Stormwater requirements and incentives,
23	Liz Shepard	native plant requirements
23	Vivek Shah	stormwater thresholds
23	Black Abbey	Sustainable landscaping standards
23	Green Coast Enterprises	Stormwater Management
23	Anthony Favre	Opposes mandatory stormwater regulations
24	David Halpern	Billboard Regulations
24	Michael Duplantier	Billboards
24	Karen B. Fernandez	General advertising on bus benches
24		Multiple specific comments and recommendations
24	French Quarter Citizens, Inc.	Pole signs
24	Raphael Rabalais	Signage - Design Review Corridors
24	Lerry Speir	Signage - Entertainment District
24	Ricky Childress	
24	Marc Winston, Marco Anthony Favre	The proposed new CZO discriminates against converting existing nonconforming static billboards to digital ones. The industry is heavily regulated and additional boards are virtually impossible since nearly all boards in Orleans Parish are nonconforming.
24		Opposes sign regulations
25	Paul May	(#1 through #17) Various comments on non-conformities and typo corrections
25	Paul May	(#20) Established two-family and multi-family dwellings issues
25	Paul May	(#35) Fairgrounds definition
25	Paul May	(#71) Figure 25-1 diagrams are confusing
25	Justin Schmidt	a number of comments and additions to Art. 25
25	MARI	comments on 7 nonconformity sections
25	Sarah Cousin	Nonconforming Borrow Pits

Article	Name	Topic
25	Jay Seastrunk	Expansion of nonconforming hospitals in residential districts
25	French Quarter Citizens, Inc.	Multiple specific comments and recommendations
25	VCPORA	Non conforming use standards and procedures
25	Janet Hays	Nonconforming Light Industrial Uses
25	Anthony Favre	Revised chapter
25	Garden District Association	Clarification on how non-conforming uses will be determined is needed.
26	Paul May	(#19) Established TF and MF dwelling definitions
26	Paul May	(#24 through #29 and #31 through #34, #36) Definitions language issues
26	PIANO, Bonnie Rabe	(#41) Yard perimeter definition
26	MARI	B&B Definitions
26	MaCCNO	comments on 2 definitions
26	Louis Costa	comments on Live Entertainment definition
26	Karen Ocker	Cultural Facility definition
26	John Carrere	definito of restaurants and alcohol service
26	Nathalie Jordi	Guest House/Rooming House/Hotel definitions
26	French Quarter Citizens, Inc.	Hotel/B&B Definitions
26	VCPORA	Multiple specific comments and recommendations
26	VCPORA	Multiple specific comments and recommendations
26	Nick Kindel, Committee for a Better New Orleans	Need definition for concrete batching plants.
26	Brian Heiden	Residential Care Facility definition
26	Mid City Neighborhood Organization	suggestions on 2 definitions
26	Lafayette Square Association	suggestions on language of a number of definitions (CBD-5)
App. A	Justin Schmidt	2 comments to the section
App. A	Karen Ocker	comments for definitions of uses under an ABO
App. A	Gretchen Bonboy	loosening ABO requirements for restaurants and music restricts to 3-piece only
Appendix A	Anthony Favre	ABOs
Appendix A	VCPORA	Impact management plans for bars and restaurants; use charts
Appendix A	VCPORA	Live entertainment
Appendix B	Paul May	(#64 through #67) Typos, driveway stops, elevation
Appendix B	Bill Argus	Elevation Guidelines
Appendix C	Joseph Vincent	Lower Garden District
Appendix C	Joseph Vincent	Lower Garden District (2)
Appendix D	Paul May	(#68) Language change suggestion
General	Alvin Albe Jr.	Keep standard restaurant/ABO rules in place.
General	Louis Faust	"I totally disagree with the zone change..."
General	Paul May	(#49 and #50) BZA rules should be part of CZO, BZA nine criteria
General	Paul May	(#63) Building height measurement
General	Shawn Barney	Affordability
General	Greater New Orleans Fair Housing Action Center et al	A affordable housing bonus provisions and processes
General	Kevin O'Bryon	Allow Fraternities and sororities in commercial and multi-family districts.
General	William Maltruin	Allow professional offices within residential districts
General	Susan Brady	asks for czo comment extension to February 28, 2014
General	Anthony Favre	Comments made in all articles - see summary
General	Michele White	conversion of commercial lots to residential uses
General	Louisiana Landmarks Society	CPC needs to develop a side by side table explaining differences between current and draft CZO; multiple other comments
General	Henry Johnson, Jr.	CPC needs to develop a side by side table explaining differences between current and draft CZO

Article	Name	Topic
General	Peter Reichard, Bureau of Governmental Affairs	Create map highlighting significant zoning changes in major areas of concern
General	Jon Kemp	Dog parks left out of CZO
General	Geoffrey Vit	Economic Gentrification
General	Coleman D. Ridley	Exception for Projects not contemplated by the City's Master Plan
General	Aimee Charbonneau	Extend comment period, need side by side comparison of current and proposed CZO
General	Shelley Landrieu, Garden District Association	Filming, live entertainment, planned developments, and various other comments
General	KC King	Flood Safety background material attachments
General	New Orleans Food Truck Coalition	Food Truck related issues and comments
General	MACCNO	home based businesses, cultural facilities, Tremé Overlay, 6-month non-conforming window is too short
General	Beau Gourdeau	Keep standard restaurants/ABO rules in place
General	Brian Huff	Keep standard restaurants/ABO rules in place
General	Brian Wiggins	Keep standard restaurants/ABO rules in place
General	Carolyn Perry	Keep standard restaurants/ABO rules in place
General	Charles A. Berg	Keep standard restaurants/ABO rules in place
General	Charles Trapolin	Keep standard restaurants/ABO rules in place
General	CoCo Garrett, President French Quarter Citizens	Keep standard restaurants/ABO rules in place
General	Craig Bloodworth	Keep standard restaurants/ABO rules in place
General	Daniel Allenloh	Keep standard restaurants/ABO rules in place
General	Donald Tennant	Keep standard restaurants/ABO rules in place
General	Donna Wakeman	Keep standard restaurants/ABO rules in place
General	Elizabeth Lovell	Keep standard restaurants/ABO rules in place
General	Eric Walton	Keep standard restaurants/ABO rules in place
General	Irene G. Cense	Keep standard restaurants/ABO rules in place
General	Jennifer Perque	Keep standard restaurants/ABO rules in place
General	Julie Jones	Keep standard restaurants/ABO rules in place
General	Kate Simister	Keep standard restaurants/ABO rules in place
General	Kristine Anderson	Keep standard restaurants/ABO rules in place
General	Lorelei Dickey Copley	Keep standard restaurants/ABO rules in place
General	Mike Dill	Keep standard restaurants/ABO rules in place
General	Pamela Branning	Keep standard restaurants/ABO rules in place
General	Prestige Properties of Louisiana LLC	Keep standard restaurants/ABO rules in place
General	Stanley Morris	Keep standard restaurants/ABO rules in place
General	Anthony Johnson	Keep standard restaurants/ABO rules in place.
General	Bethany Bullman	Keep standard restaurants/ABO rules in place.
General	C. Brent Conaster	Keep standard restaurants/ABO rules in place.
General	Carol Allen	Keep standard restaurants/ABO rules in place.
General	Carol Ghiady	Keep standard restaurants/ABO rules in place.
General	Carolyn Dunn Goodwin	Keep standard restaurants/ABO rules in place.

Article	Name	Topic
General	K. Morris and C. Chapman	Keep standard restaurants/ABO rules in place.
General	Cybil Curtis and Mitchell S. Burd	Keep standard restaurants/ABO rules in place.
General	Dan Harris & Diane Lease	Keep standard restaurants/ABO rules in place.
General	David Peltier	Keep standard restaurants/ABO rules in place.
General	Diana Smith	Keep standard restaurants/ABO rules in place.
General	Edward Bonin	Keep standard restaurants/ABO rules in place.
General	Erica Dudas	Keep standard restaurants/ABO rules in place.
General	Evelyn Kodos	Keep standard restaurants/ABO rules in place.
General	Faun Penderson	Keep standard restaurants/ABO rules in place.
General	Frances Sleg	Keep standard restaurants/ABO rules in place.
General	Gary Chenett	Keep standard restaurants/ABO rules in place.
General	Georgia Welch	Keep standard restaurants/ABO rules in place.
General	Greg Lambousy	Keep standard restaurants/ABO rules in place.
General	Harriet Swift	Keep standard restaurants/ABO rules in place.
General	Irene Gonzalez	Keep standard restaurants/ABO rules in place.
General	Jackie Gamble	Keep standard restaurants/ABO rules in place.
General	C. Jason Patterson	Keep standard restaurants/ABO rules in place.
General	Jean Lowrey	Keep standard restaurants/ABO rules in place.
General	Jill McGaughey	Keep standard restaurants/ABO rules in place.
General	John Reed	Keep standard restaurants/ABO rules in place.
General	Joshua Mann Paitel	Keep standard restaurants/ABO rules in place.
General	Karen Baker	Keep standard restaurants/ABO rules in place.
General	Karen Jeffries	Keep standard restaurants/ABO rules in place.
General	Kate Beck	Keep standard restaurants/ABO rules in place.
General	Kathryn Harrington	Keep standard restaurants/ABO rules in place.
General	Kelly McLaughlin	Keep standard restaurants/ABO rules in place.
General	Lisa Bradley	Keep standard restaurants/ABO rules in place.
General	Lisa Piacentino and Greg Creason	Keep standard restaurants/ABO rules in place.
General	Lori Brom	Keep standard restaurants/ABO rules in place.
General	Mari Kornhauser	Keep standard restaurants/ABO rules in place.
General	Mary Lou Christovich	Keep standard restaurants/ABO rules in place.
General	Matt Del Vecchio	Keep standard restaurants/ABO rules in place.
General	Melanie Owen	Keep standard restaurants/ABO rules in place.
General	Nathan Chapman	Keep standard restaurants/ABO rules in place.
General	Rachel Smith	Keep standard restaurants/ABO rules in place.
General	Robert J. Dales	Keep standard restaurants/ABO rules in place.
General	Stephanie Larriau	Keep standard restaurants/ABO rules in place.
General	VCPORA	Live entertainment

Article	Name	Topic
General	Vincenzo Pasquanonio	Keep standard restaurants/ABO rules in place.
General	Virginia Gould and David Speights	Keep standard restaurants/ABO rules in place.
General	Bob Freilich	Live entertainment
General	Janet Hays	Live Entertainment
General	Patrick	Live Entertainment
General	Michael T. Martin	Live entertainment, AC overlays, home businesses
General	Betsy DiMarco and Robbie Robertson	Live entertainment, parking, Leonidas
General	Josef Wright	MCNO may not represent the views of the MCBA
General	Raphael Rabalais	Multiple
General	Kevin C Rung	Music / Noise
General	Mary Matthews	Ped and Bike safety. Improve readability and add hyperlinks to online document
General	Jerry Friedrichs	pernit sorority and fraternity houses on aly
General	Pat Sanders	property adjacent to universities
General	Marshall Gries	Please scrap the master plan
General	Nick Kindel, Committee for a Better New Orleans	Process for Reviewing the Draft
General	Bywater Neighborhood Assoc.	provide a document showing changes between drafts
General	Jessica Walker	Requests extension of public comment time
General	Lois Gould-Ford	reuse of historic larger scale institutional uses
General	Brian Guidry	Simplify the transition between Current and Draft CZOs.
general	James Nolan	Some design standards not conducive to green building strategies
General	Fay Kaufman, Filmore Gardens Neighborhood Association, et al	stop changing zoning laws
General	Gretchen Bomboy	support community input in decision making
General	Bill Argus	comment on Archited Row commercial zoning
General	Bradley Spizler	Add Article reference number at the top left of pages
General	Rebecca Lang	Bicycle Sharing
General	Ken Caron	Bike Lanes/Bus Service
General	Dawn Hebert	blank
General	Marie S. Jackson	Dollar Stores, Commercial Districts, Multi-Family Apis.
General	Emelda Leanson	Enforcement
General	Sybil Ohagwu	Lincoln Beach
General	Greg Jeanfreau	Lincoln Beach
General	Anonymous	Live Entertainment
General	Carol Ghindy	Make street names bigger on map
General	Yvonne P. Abadie	Need Enforcement
General	CC Campbell-Rock	Need Enforcement in NO East
General	Anonymous	Need for Rapid Transit: Need for Pedestrian Walkway Signage
General	Janet Hays	Neither Bywater nor Marigny take "the" article
General	Roy Wright	Process - Public Participation
General	Nalo Johnson	Process for Reviewing the Draft
General	John Sconza	Services/Amenities needed in NO East
General	Sybil Ohagwu	Thank You
General		Two-Family Residences in Single Family Area - Reasonable Accommodations

18

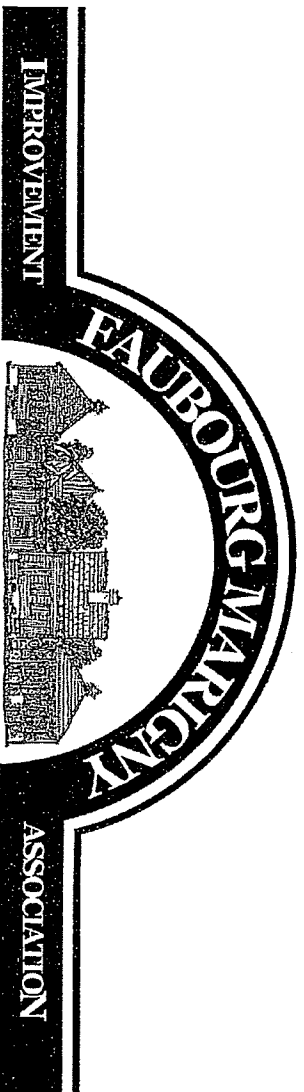
/O=FIRST ORGANIZATION/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=CPCINFO

From: thomas houghton <thomashgtn@yahoo.com>
Sent: Wednesday, November 27, 2013 1:42 PM
To: CPCInfo; Kristin G. Palmer; Mayor Mitchell J. Landrieu; Julie Jones; Robyn Halvorsen
Subject: District C zoning

City Planning:

Please know that the quality of life in New Orleans is greatly effected by both density of housing and the height of that housing. I believe it is very important to keep the height on the riverfront restricted to 50 feet or less and the density of the neighborhood to 1200 sq feet or more per living unit.

Best Regards,
Thomas Houghton
1007 desire Street
New Orleans, La 70117



November 30th, 2013

Dear Mr. Rivers:

The FMIA wishes to express our appreciation for you and your office for your work. We are writing to offer our comments on the draft CZO, which we believe presents a great opportunity for our neighborhood and city, but needs to be further revised and discussed. So far there has been no publicly available document that highlights and compares the changes between the current and proposed zoning. The FMIA requests the CPC and the city make such a document available, and that the public comment period be extended until all have had time to review it.

In the review of the current and draft zoning by the FMIA board and its membership, the FMIA has been challenged to synthesize the various opinions in the neighborhood on these issues. One recurrent theme is that the absolute lack of city enforcement of current zoning laws. This creates hesitancy to support any increase in intensity, and leads some to advocate for more restrictive zoning. While the FMIA understands many of these enforcement issues are outside the control of the CPC, these issues are completely valid and must be considered. Until such time as the city has improved enforcement, the use of more restrictive zoning to provide a buffer from lack of enforcement will continue to be one of the limited recourses neighborhoods possess to address this issue.

1. Riverfront Overlay in the Faubourg Marigny

The FMIA is opposed to the concept of nodes/gateways in the Faubourg Marigny and wishes to maintain the current fifty foot height limit. While the FMIA is in support of development along riverfront, we feels that the 50 foot high limit serves to best protect the historical integrity of the neighborhood. 18

2. Commercial Zoning on Franklin Avenue

The FMIA is in favor of historically commercial spaces on Franklin Avenue that are currently zoned HMC-1 to retain that zoning. MAP

3. Zoning in 2700 Block of Royal

The FMIA does not support mixed-use zoning in the 2700 Block of Royal. MAP

4. RDO in the Faubourg Marigny Triangle

The FMIA does not support the CPC's recommendations to extend the RDO to the Marigny Triangle. 18

5. Addition of "Standard Restaurants" to the RDO

The FMIA is not in favor of the CPC's recommendation to add "standard restaurant" to the definition of the RDO. 18

6. Change of Zoning in Marigny Triangle from Commercial to Residential

The FMIA supports the CPC's recommendations that certain commercial zoning, specifically on Burgundy and Rampart streets in the Marigny Triangle, be changed to residential zoning where such property has historically been residential. MAP

2401 Burgundy Street, Box 10 • New Orleans, LA 70117 • (888) 312-0812 • www.faubourgmarigny.org
A 501(c)(3) charitable organization



7. 2326 Chartres st.

The FMIA believes 2326 Chartres street should be changed from commercial to residential.

M A P

8. Conditional Use for Buildings Over 5000 sq. ft. in RDO

18

The FMIA supports the addition of conditional use for buildings over 5000 sq. ft. in the RDO.

9. Change in Floor Area Ratio to 1.4

9

The FMIA is in support of changes to minimum lot area per dwelling and maximum FAR to 1.4.

10. Elimination of Parking Requirements for Commercial Zoning

22

The FMIA does not support the elimination of parking requirements for commercial zoning.

11. Frenchmen Arts & Cultural Overlay

The FMIA has a variety of concerns about the proposed Arts and Cultural Overlay as it applies to Frenchman Street. The uniqueness of Frenchmen street necessitates zoning separate from other included overlays on St. Bernard Avenue in the Seventh Ward and St. Claude avenue in the Bywater. The current overlay has not been enforced and a larger discussion needs to be had by all stakeholders to discuss the future growth of Frenchmen street so as to continue to grow it as a both world class and neighborhood destination.

Sincerely,

Miles W. Swanson
President, FMIA

c.c. Paul Cramer, Kristen G. Palmer

LOUISIANA LANDMARKS SOCIETY, INC.

1440 Moss Street • New Orleans, Louisiana 70119 • www.louisianalandmarks.org
Telephone: 504-482-0312 • Email: info@louisianalandmarks.org

November 27, 2013

Robert Rivers, Executive Director
Leslie Alley, Deputy Director
City Planning Commission
City Hall - 7th Floor
1300 Perdido St.
New Orleans, LA 70112

RE: Further Comments on the Proposed Comprehensive Zoning Ordinance

Dear Mr. Rivers and Ms. Alley:

PRESIDENT
Susan Klear
1st VICE PRESIDENT
Casey Stuart
2nd VICE PRESIDENT
Sandra Stokes
TREASURER
Susan Couvillion
ASSISTANT TREASURER
Diana Smith
RECORDING SECRETARY
Joshua Hess
CORRESPONDING SECRETARY
James Wade

TRUSTEES
Charles A. Berg, ALA
Edward Bonin
Stephen Chaurin
Debbie de la Houssaye
John L. Gray
Ann Heskin
Heather Knight
Elizabeth M. Landis
Taylor Schmidt, Pasipasi
Rechal Robinson
Betsy Stout
EXECUTIVE DIRECTOR
Walker W. Galles, AICP

Louisiana Landmarks Society (LLS) is pleased to see the release of the new proposed Comprehensive Zoning Ordinance (CZO.) We understand and appreciate how-- consistent with good planning practice--this document flows from the city's Master Plan, which so many citizens worked hard to develop after Katrina. Good planning practice also calls for planning professionals to help citizens understand the implications of the new CZO. What seems to be missing in this rollout is any effort by the City Planning Commission to guide citizens as to what they should be looking for in the way of changes in the proposed CZO that could directly affect their neighborhoods. As a result of this failure, reviewing the new plan has become a veritable "Where's Waldo?" as residents search the proposed CZO to uncover additions of permitted uses in a zoning district, modifications of terms, or expansions of definitions.

LLS believes it is incumbent upon the City Planning Commission to present the new CZO so that citizens can get a true picture of exactly what its impact will be on their neighborhoods. What are the changes? Will the permitted lot sizes be smaller? Might taller buildings than ever before be permitted in my neighborhood? Will there be new permitted uses and will they be more intense? Will restaurants be allowed to be open later? Will all restaurants suddenly be able to have live music? What changes will be allowed in historic districts?

Now is the time to address these and other unknowns, because big problems will unfold in the future if we don't work through all the questions right now. We again ask the CPC to present a side by side comparison of the current versus proposed plans so that the average citizen can readily understand what the changes mean to their neighborhoods. We also ask for an extension of the comment period to allow fuller discussion.

Additionally, as an advocacy organization, LLS offers the following specific comments on several issues that have come to our attention. Some are neighborhood-specific, but most have city-wide implications.

THE MISSION OF LOUISIANA LANDMARKS SOCIETY IS TO PROMOTE HISTORIC PRESERVATION THROUGH
EDUCATION, ADVOCACY, AND OPERATION OF THE PLOT HOUSE.

- Louisiana Landmarks Society opposes the change of the land use designation from RM-4 Multiple Family Residential District to EC Educational Campus - "Institutional" for the properties located at 7300 and 7320 St. Charles Avenue (the Fabbacher and Levy mansions). St. Charles Avenue continues to be one of the great streets in America due to its notable architecture and streetscape. The proposed change in designation provides no guarantee that these architecturally significant buildings will be protected from future plans that could result in their demolition. New Orleans cannot afford the continued loss of buildings that comprise the unique majesty of St. Charles Avenue. All measures, including zoning, should be in place that ensure the buildings will be preserved and reused.
- LLS notes that in the proposed CZO, the area near the river in the Marigny and Bywater neighborhoods is zoned HM-MU, "intended to provide a mixed-use environment of light industrial, commercial, and residential uses that would not adversely affect the historic character of the neighborhood." It is critical that the uses and the scale of any new construction be compatible with the uses and scale of the neighborhood. We note that the maximum building height in the proposed HM-MU is 50 feet. The adjacent zoning in HMR-3 has a building height maximum of 40 feet. LLS supports maintaining these height limits. A proposal to increase the height allowance for a particular project in the area was successfully defeated last year through neighborhood opposition.
- In the Holy Cross neighborhood, the residents continue to discuss various visions for the redevelopment of the former Holy Cross School site. LLS notes that in the proposed CZO the site is zoned MU-1, Mid-Intensity Mixed-Use. This proposed zoning would allow buildings of 60 feet and no more than five stories for multifamily and non-residential uses. This is incompatible with the vast majority of Holy Cross, whose proposed zoning, HU-RD-2, caps single and two family residential buildings at 35 feet. The maximum height in Holy Cross should be 35 feet. This is an example of how "one-size-fits-all" zoning districts don't work when it comes to historic neighborhoods like Holy Cross.
- Louisiana Landmarks Society is trying to understand what the proposed CZO Use Standard for a Restaurant (proposed CZO 20-32) is trying to accomplish and how these standards are going to be enforced. Restaurants are to close by midnight or 2:00 am depending on the day of the week, admitting no new customers. Within two hours they are to close completely with no staff on the premises. This standard should not be applied with broad strokes citywide. Each neighborhood and its circumstances need to be looked at individually. In more residential areas, for instance, closing at 10:00 pm is more appropriate. If the restaurant serves liquor, when is that to stop? How will this be enforced?
- Likewise, the Use Standard Live Entertainment-Secondary Use and Live Performance Venue looks problematic (proposed CZO 20-22). May any bar, standard restaurant or indoor amusement facility apply for live entertainment? What would disqualify such an application? How will the noise abatement plan or closed windows and doors policy be enforced?
- With regard to Article 1.5.G, Previously Granted Conditional Uses and Variances, states..."All conditional uses and variances granted prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance remain in full force and

effect, unless a conditional use is allowed as a permitted use as of the effective date of this Ordinance.” Will this eliminate any and all provisos that are currently in effect for any Conditional Use permits throughout the city if the use is now permitted under the proposed CZO? The provisos were often the reason the use was even considered to be approvable.

- Numerous commercial and institutional uses included in various “Permitted and Conditional Uses” tables of the proposed CZO contain uses without any additional standards. Many of these could be inappropriate in size, use or intensity and could have negative impacts on the surrounding neighborhoods. We recommend Use Standards be established for the uses listed below:

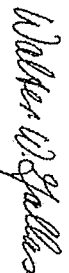
- Animal Hospital
- Auditorium
- Broadcast Studio
- Bus Terminal
- Convention Center
- Financial Institution
- Funeral Home
- Health Club
- Heavy Sales, Rental & Service
- Hostel
- Hotel/Motel
- Maritime Use
- Medical/Dental Clinic
- Micro-Brewery
- Micro-Distillery
- Motor Vehicle Operations Facility
- Movie Studio
- Office
- Off-Track Betting Facility
- Office
- Personal Service Establishment
- Retail Goods Establishment
- Retail Sales of Alcoholic Beverages
- Stadium
- Supper Club
- Winery
- Food Processing
- Manufacturing, Artisan
- Manufacturing, Light
- Mardi Gras Den
- Mini-Warehouse
- Printing Establishment
- Research & Development
- Warehouse
- Wholesale Goods Establishment
- Community Center
- Convent and Monastery
- Cultural Facility

- Government Offices
- Hospitality Center
- Place of Worship
- Public Works and Safety Facility

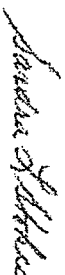
- It is unclear what a "Neighborhood Commercial Establishment" is and what is intended by introducing this as a new use. It appears that various uses will be permitted within this category of use, which is so loosely defined.
- As you know, all neighborhoods fear that without warning, nuisance establishments like bars can appear in their midst and be difficult to control or eliminate once established. Does the proposed CZO provide any protection against these outcomes? Is the CZO the appropriate instrument to address the problem of ABO licenses attaching to buildings rather than to businesses?
- Many uses will become either Conditional or Permitted uses under the proposed CZO that are neither Conditional and/or Permitted under the current CZO. We question the introduction of more intense uses that could harm the character and scale of any neighborhood.
- As written in the proposed CZO, it is unclear what the potential impacts and types of development may be with the new "Planned Developments" use.
- We question why the proposed CZO proposes to reduce the minimum lot size by nearly 50% within single-family districts. This may drastically impact many of our older densely developed neighborhoods.

Louisiana Landmarks Society appreciates this opportunity to submit further comments on the proposed CZO. We remain convinced that the citizens of New Orleans are entitled to be informed of the changes in the proposed CZO that will affect their neighborhoods. We believe it is the task of the city planning staff to do this. We look forward to hearing your responses to the issues we raise. We would be happy to meet with you to discuss these with you further.

Sincerely,



Walter W. Gallas, AICP
Executive Director
wgallas@louisianalandmarks.org
(504) 482-0312



Sandra Stokes
Vice President, Louisiana Landmarks Society
and Chairman of Advocacy
(225) 445-3800
sstokes@earthlink.net

cc: Councilmember Jacquelyn Brechtel Clarkson
Councilmember Stacy Head
Councilmember Susan Guidry
Councilmember LaToya Cantrell
Councilmember Kristin Gislason Palmer
Councilmember Cynthia Hedge-Morrell
Councilmember James Gray, II
Paul Cramer, CPC
Stephen Villavaso, FAICP



BYWATER NEIGHBORHOOD ASSOCIATION
PO BOX 4141 New Orleans, LA 70112 Phone: 504-588-3838 Fax: 504-588-3838

November 30, 2013

Via E-Mail

Robert D. Rivers, Executive Director
New Orleans City Planning Commission
1300 Perdido St., 7th floor
New Orleans, LA 70112

Re: Comments on second draft
Comprehensive Zoning Ordinance

Dear Mr. Rivers:

The Bywater Neighborhood Association ("BNA") hereby submits its preliminary comments on the second draft of the proposed Comprehensive Zoning Ordinance ("CZO").

Article 9. Historic Core Residential Districts
Table 9-2

In the City's new Master Plan, Bywater, bounded by St. Claude Avenue, the Industrial Canal, Press Street, and the Mississippi River, was designated an Historic Core neighborhood. Thus, the second draft of the CZO reflects this change and includes Bywater in the HM zoning categories.

For residential zoning in the majority of the neighborhood, the BNA requested HMR-3 zoning, which would allow up to four units per parcel, a change from present zoning, which allows only two units per parcel. This zoning change would allow more living units to be created in the neighborhood to provide more singles with places to live and would allow seniors to remain in their homes, with rental units to provide funds necessary for maintenance, taxes and insurance. See Letter dated November 1, 2011, to Yolanda Rodriguez, Executive Director, City Planning Commission, from John Guarneri, Chair, Board of Directors, Bywater Neighborhood Association, Attachment A hereto, at 2-3 ("11/01/2011 Comments").

Currently, the HMR-3 zoning district mandates 800 sq. ft. of land area per unit for three to four living units, a total of 3200 sq. ft. in lot size for four units. This has been the case in Marigny and Tremé for years, and we know of no attempt to change this requirement. See current zoning ordinance Section 9.3, HMR-3 Historic Marigny/Tremé Residential District, Table 9.C. The first draft of the proposed CZO continued this requirement, i.e., 800 sq. ft. of land area per unit for three to four living units, see Article 9, Draft CZO, Table 9-2, at 9-4, and it is this upon which the BNA based its request.

The second draft of the proposed CZO, however, inexplicably changes the requirement for three to four living units from 800 sq. ft. of land area to 1200 sq. ft. of land area per living unit. See Article 9, Public Release Draft 2013, Table 9-2, at 9-4. Thus, it was only after Bywater was added to the Historic Core that your staff, presumably at someone's urging, made it more difficult to add sorely needed living units to our neighborhood.¹ We question why this change was made to a zoning district that has, for years, served the Marigny and Tremé neighborhoods well and has implications not just for Bywater but also for the other Historic Core neighborhoods. Accordingly, we request that this change be reversed and that the current requirement be reinstated.

Article 10. Historic Core Non-Residential Districts

HMC-2: remove requirement of one (1) live entertainment venue and/or live entertainment – secondary use per blockface.

Your staff proposes that all of St. Claude Avenue from Press Street to Poland Avenue be zoned HMC-2. The BNA requested that zoning district for the avenue in comments on the first draft. 11/01/2011 Comments at 4. In the first draft, HMC-2 had no restriction on number of live-entertainment venues. Subsequent to the release of the first draft, in November 2012, HMC-2 in the current zoning code was amended to allow as a conditional use “[t]heaters with alcoholic beverages and amusement places, limited to one (1) per block face.” The current draft broadens that restriction to include ALL live-entertainment venues and ALL live entertainment – secondary use. Thus, Article 10, Section 10.2.B.6. provides: “In the HMC-2 District, a live entertainment venue and/or live entertainment – secondary use is limited to one (1) per blockface.” This means that the existence of a theater with live entertainment precludes live music at restaurant in the same blockface. This restriction appears to be a knee-jerk reaction to the proliferation of live-entertainment venues on Frenchmen Street, which, of course, will not fix the current situation in that district; it merely serves to stifle efforts to enliven other areas in the Historic Core.

This limit of one live-entertainment venue and/or live entertainment – secondary use per blockface in an HMC-2 district poses a problem for the BNA, as it conflicts with the St. Claude Avenue AC Arts and Cultural Overlay, Article 10, Section 10.1.5, Attachment C hereto, in the current zoning code. The BNA, New St. Claude Association of Neighbors (“NSCAN”), and the Bunny Friend Neighborhood Association jointly proposed an arts and cultural overlay for St. Claude Avenue that runs from Press Street to Poland Avenue. The overlay is silent on the number of live-entertainment venues and/or live entertainment – secondary use per blockface. We chose not to limit development on the Avenue by placing an arbitrary restriction on the number of live-entertainment venues. Neither Article 10, Section 10.1.3 (Frenchmen Street) nor Section 10.1.4 (Freret

¹ The BNA has requested documents that would explain this change. See Public Records Act Request, dated November 15, 2013, to Leslie Alley, Deputy Director, City Planning Commission, from John Guarneri, Chair, Board of Directors, Bywater Neighborhood Association, Attachment B hereto.

Street) has a limitation on the number of live-entertainment venues per blockface. The St. Claude Arts and Cultural Overlay does, however, provide that the regulations of the underlying zoning districts apply unless otherwise noted in the overlay district. Article 10, Section 10.15.3. If the limit imposed in the proposed underlying zoning district, HMC-2, is deemed to control the number of live-entertainment venues per blockface covered by the St. Claude Arts and Cultural Overlay, then our intent to spur development on St. Claude Avenue will be frustrated. Accordingly, we request that the one-per-block-face limit be removed. If the limit remains, we will seek to amend the overlay to make clear that there is no restriction on the number of live-entertainment venues on St. Claude in Bywater. See discussion at pp. 5-7.

Table 10-1: Permitted and Conditional Uses

Commercial Uses

Bar is a conditional use under HM-MU, whereas a Micro-Brewery and a Micro-Distillery are permitted uses in that zoning district. We see no reason to distinguish a bar from the other two alcoholic-beverage outlets, since both Micro-Brewery and Micro-Distillery allow consumption of alcoholic beverages on premises. Thus, Bar should be a permitted use under HM-MU.

Similarly, Micro-Brewery and Micro-Distillery should be conditional uses in HMC-1 and HMC-2, as Bar is.

Industrial Uses

Manufacturing, Artisan should be permitted in HMC-1 and HMC-2. This kind of light manufacturing should pose no problems in these business districts. Indeed, there are existing businesses of this sort in residential and B-1 zoning districts in the Bywater neighborhood. Failure to include these businesses in HMC-1 and HMC-2 zoning districts will result in non-conforming uses, which, we understand, the Commission is seeking to avoid.

Institutional Uses

All institutional uses should be permitted in HMC-1, HMC-2, and HM-MU.

Community centers and cultural facilities are good things and should be permitted uses, not conditional. Why vocational schools are not allowed at all in the neighborhood is troubling. Many of our vacant and blighted buildings could be put to use for vocational training. In addition, it is curious that places of worship are permitted in all three districts, yet a convent and a monastery are not permitted in the HM-MU district. That a hospitality center is not allowed at all is particularly egregious given the city's emphasis on tourism and the fact that a cruise-ship terminal will be opening at the foot of Poland

Mr. Robert D. Rivers
November 30, 2013
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Avenue in the future. Finally, why public works and safety facilities are conditional, not permitted uses, in the HMC-1 and HMC-2 districts is very strange, since the safety of our residents should not be contingent on a process, the results of which frequently depend on who shouts the loudest!

Draft Zoning Map, District 7
Current LI Districts

The proposed zoning for current LI districts varies widely. Some parcels have proposed zoning of HM-MU, others HMC-1, and still others HMC-2. This disparity in proposed zoning is particularly evident along Chartres Street. One or more LI parcels between Gallier and Congress appear to have residential zoning proposed. This dissimilar treatment for similarly-situated parcels is inappropriate, and we question the process by which these determinations were made. The BNA requests that all parcels currently zoned LI be designated HM-MU.

Current B-1, B-1A, and B-2 Districts

The proposed zoning map for Bywater shows both HMC-1 and HMC-2 for non-residential parcels throughout the neighborhood. All parcels currently zoned B-1, B-1A, and B-2 should be zoned HMC-2. We see no reason to have two different zoning districts for similarly-situated properties, and we question the process by which these determinations were made. It is particularly strange to divide parcels currently zoned B-1 along Burgundy Street centered around Louisa into half HMC-1 and the other half HMC-2. We know of no reason why a strip of commercially zoned parcels should have different zoning districts. All should be zoned HMC-2.

The same situation exists in our other commercially-zoned strip -- along Dauphine Street, also centered around Louisa. There, parcels currently zoned B-2 have both HMC-1 and HMC-2 proposed. All of these parcels should be zoned HMC-2.

In addition, your staff disregarded existing non-residential zoning for several parcels, e.g., 3053 N. Rampart, 3828-30 Dauphine/734 Alvar², and 840 Clouet, all currently zoned B-1A, and all should be zoned HMC-2.

Parcels Historically And/Or Currently Non-Residential In Use

In our comments submitted on the first draft CZO, the BNA requested HMC-2 zoning for parcels that currently and/or historically have been used for business purposes. See 11/01/2011 Comments at 6-7. We supplemented those comments with a list of properties that meet those criteria, Attachment D hereto. We note that your staff designated 738 Poland, Jack Dempsey's restaurant -- one of the properties on our list -- and other properties around that parcel currently zoned RD-3 as HMC-1. As discussed above,

² We pointed out this discrepancy two years ago in our comments. 11/01/2011 Comments at 7.

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November 30, 2013
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these properties should be designated HMC-2. We request that the other properties on our list be designated HMC-2.

Current Multi-Family Uses

The property located at 3135 Dauphine Street is currently zoned RM-2A, Multiple-Family Residential District. The development consists of 26 one-bedroom living units and should be designated as HMR-2.

There are other multiple-family developments in Bywater that became non-conforming when the neighborhood was rezoned in 1978 to have only one- and two-family residential use. These multiple-family developments should also be zoned RM-2A.³

HANO Properties at Mazant/Royal and 4200 Royal Street

The HANO property at Mazant/Royal takes up an entire square. Only approximately 2/3 of the square fronting on Chartres is shown on the map as being zoned HM-MU, with that portion of the square fronting on Royal being designated HMR-3. In addition, the HANO property at 4200 Royal Street is designated HMR-3. The BNA requests that the entire Mazant/Royal site and the HANO property at 4200 Royal be designated HU-MU.

On November 15, 2013, Crescent Affordable Housing Corporation (“CAHC”), a non-profit subsidiary of HANO, issued a Request for Proposals (“RFP”) for the sale of both properties. Rather than requesting bids for any use for the site, the CAHC limited acceptable bids, i.e., those that will be considered, to those proposing a mixed-income residential use with at least 20% of the units being affordable. The RFP also provides that commercial uses may be incorporated. The RFP may be downloaded from the HANO website at www.hano.org/business/solicitations/RFP_Mazant_1.pdf.

The BNA wants to ensure that the developer who submits the winning bid has the utmost flexibility to develop a mixed-use/mixed income property at the site. This can be accomplished by zoning both properties as HM-MU.

Article 18: Overlay Districts

Section 18.8: AC-1 Arts and Cultural Diversity Overlay District

Presently codified at Article 10, Section 10.15, the St. Claude Avenue AC Arts and Cultural Overlay District, Attachment A, is the product of numerous meetings and agreement among three neighborhood organizations – the BNA, NSCAN and Bunny Friend. Your staff, however, has chosen to ignore this overlay for which the BNA paid \$1500 in fees and to lump it into the broad category of AC-1 Overlay District along with

³ The BNA has not compiled a list of these multiple-family developments, but the City Planning Commission has maps showing their location.

Mr. Robert D. Rivers
November 30, 2013
Page 6

the Frenchmen Street and St. Bernard Avenue overlay districts. The BNA had been told by staff, however, that our overlay would be incorporated into the new zoning code as is. Indeed, the first draft of the new CZO continued the current regime of separate overlay districts for different areas – overlay districts laboriously conceived by different neighborhood organizations. Why that regime was discarded in favor of a one-size-fits-all overlay is unfathomable. Thus, we request that the St. Claude Avenue AC Arts and Cultural Overlay District be placed in the new CZO as it presently is codified in the existing CZO, with four possible amendments.

As noted above, we did not intend to restrict the number of live-entertainment venues that might open on St. Claude Avenue and chose not to limit those venues to a certain number per blockface. If the Commission decides not to remove the requirement of one (1) live-entertainment venue and/or live entertainment – secondary use per blockface from the HMC-2 zoning district, then we would amend three sections of the overlay to make clear that the restriction of HMC-2 does not apply.

First, we would amend section 10.15.4. Permitted Uses Authorized in the District to add “without regard to the number of live entertainment and/or live entertainment - secondary uses per blockface” so that section 10.15.4 would read as follows: “The following uses of land are authorized as permitted uses in the St. Claude Avenue Arts and Cultural Overlay District, without regard to the number of live entertainment and/or live entertainment - secondary uses per blockface, subject to the standards of Section 10.15.7.”

Second, we would amend section 10.15.5. Conditional Uses Authorized in the District to add “without regard to the number of live entertainment and/or live entertainment - secondary uses per blockface” so that section 10.15.5. would read as follows: “The following uses of land are authorized as conditional uses in the St. Claude Avenue Arts and Cultural Overlay District upon approval of a conditional use permit under the standards and procedures contained in Section 16.6 of these zoning regulations, unless otherwise permitted in the underlying zoning district, without regard to the number of live entertainment and/or live entertainment - secondary uses per blockface.”

Third, we would amend section 10.15.6. Live Entertainment as an Accessory Use Authorized in the District to add “without regard to the number of live entertainment and/or live entertainment - secondary uses per blockface so that section 10.15.6 would read as follows: “Live entertainment is authorized as an accessory use to the following main uses within the St. Claude Arts and Cultural Overlay District, without regard to the number of live entertainment and/or live entertainment - secondary uses per blockface, subject to the standards in Section 10.15.7.”

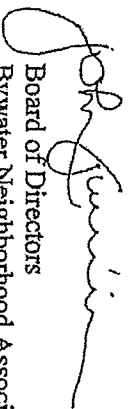
Finally, if the Commission decides not to add Manufacturing, Artisan as a permitted use in HMC-2, see discussion at p. 3, then we would amend section 10.15.4. Permitted Uses Authorized in the District to add Manufacturing, Artisan as a permitted use as follows:

Mr. Robert D. Rivers
November 30, 2013
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- 9. Tattoo Parlors;
- 10. Live/work space for artists; and,
- 11. Manufacturing, Artisan."

For the foregoing reasons, the Bywater Neighborhood Association requests that its comments and requests be considered and implemented by the Commission. If you have any questions, please contact Mary Ann Hammett, chair of our zoning committee, at (504) 421-8096 or maryannhammett@cox.net.

Respectfully submitted,



Board of Directors
Bywater Neighborhood Association
John Guarneri, Chair

cc: Leslie Alley
Geoffrey Moen
Paul Cramer
Councilmember Kristin Gisleason Palmer