

Codi E. Davis

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

From: Jim Olsen [<mailto:jim.olsen@brlwd.com>]
Sent: Monday, September 4, 2017 3:08 PM
To: Leslie T. Alley <ltalley@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>
Subject:

I can see no valid reason for the below information to be withheld from Commission's packet until October 3, 2017 more than a month from now, even those received timely by Monday September 4, 2017.

CPC and City Council:

3100-08 Banks

I oppose the proposed land use change for 3100-08 Banks Street known as “PD 4. b”. The area has been subject to too many high density requests for a strongly 1 and 2 family area. Please retain current zoning to prevent future, more intense zoning changes.

Allowing this change will only lead to enlargement or expansion of high density, mixed-use development in the middle of a residential neighborhood. I want this property to remain “Residential Low Density land use”.

Williams Amendment

I oppose the “*Williams Amendment*” which proposes a change from “Mixed Use Low Density land use (MUL)” to a more intense, dense “Mixed Use Medium Density land use (MUM)”.

Approval of this change will open the door to more intense future zoning requests and changes and development, greater densities, unlimited size commercial, and less restrictive list of commercial uses.

Some of these zoning classifications in MUM allow building heights up to 60 feet or 5 stories which are objectionable and totally out of scale and character with our neighborhood. This area is predominantly comprised of historic 1-2 story residential construction, institutional uses like schools and churches, and smaller 1-3 story commercial structures already allowed under current land use.

Much effort and community involvement was used to establish reasonable zoning requirements acceptable to the property owners. Please do not perpetuate the trend of breaking the zoning rules. It is destroying the residential community of the area.

Thank you.
Jim Olsen
2748 Palmyra Street

Jim Olsen

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:02 PM
To: Larry W. Massey Jr.
Subject: FW: City Planning Commission Master Plan Amendments Reconsideration

From: Karen Ocker [mailto:designko@earthlink.net]
Sent: Thursday, August 31, 2017 6:02 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Susan G. Guidry <sgguidry@nola.gov>; T. Gordon McLeod <tgmcLeod@nola.gov>; Leslie T. Alley <lalley@nola.gov>
Cc: Paul Cramer <pcramer@nola.gov>
Subject: Re: City Planning Commission Master Plan Amendments Reconsideration

Dear Mr. Rivers:

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Please provide an example of another public hearing to solicit input where written comments have been withheld from the commission.

Many of our neighbors in Mid-City have lost their cars and some their homes and deserve an equal opportunity to share their opinions for this meeting.

Wow. This is so deeply disturbing on so many levels.

Karen Ocker

On Aug 31, 2017, at 5:37 PM, Karen Ocker <designko@earthlink.net> wrote:

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Monday before the meeting believing the Commission will receive them now, not in a month from now at the meeting they vote.

Karen

On Aug 31, 2017, at 5:28 PM, Paul Cramer <pcramer@nola.gov> wrote:

Since there is no vote Sept. 12, I believe we would hold all written comments to be included with the report to be released Oct. 3.

From: Karen Ocker [<mailto:designko@earthlink.net>]

Sent: Thursday, August 31, 2017 4:44 PM

To: Paul Cramer <pcramer@nola.gov>

Subject: Re: City Planning Commission Master Plan Amendments Reconsideration

Is the written deadline for the Sept. 12, 2017 hearing, 5pm on Labor Day / Monday, September 4, 2017?

Thanks.

Karen

On Aug 17, 2017, at 3:10 PM, Paul Cramer <pcramer@nola.gov> wrote:

NEW ORLEANS CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH CITY CHARTER HEREBY ANNOUNCES THAT IT WILL HOLD PUBLIC HEARINGS TO SOLICIT THE OPINIONS OF CITIZENS RELATIVE TO PROPOSED AMENDMENTS TO THE CITY'S MASTER PLAN, *THE PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030*.

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meeting which begins at 1:30pm, but in no case with the Master Plan amendments public hearing begin before 3pm.

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Robert D. Rivers, CPC Executive Director

Paul Cramer
Planning Administrator
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

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Mr. Rivers,

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Why are you deterring “public access” through written comment but accepting oral comments?

With all due respect it makes absolutely no sense to limit accessibility to this process. I’m sure that’s not your intent, but please reconsider. I understand wanting to extend the written deadline until October but never did I even consider that comments provided prior to the stated deadline in the Commission rules would be specifically and deliberately withheld denying those unable to attend that same accessibility to this process. I also don’t remember this being the procedure during consecutive meetings on significantly important items like this in the past.

I look forward to your reply.

Please include a copy of this email in the record.

Karen Ocker

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Robert D. Rivers, CPC Executive Director

Paul Cramer
Planning Administrator
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

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From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:00 PM
To: Larry W. Massey Jr.
Subject: FW: City Planning Commission Master Plan Amendments Reconsideration

From: Karen Ocker [mailto:designko@earthlink.net]
Sent: Friday, September 1, 2017 12:31 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Cc: Susan G. Guidry <sgguidry@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>; Leslie T. Alley <lalley@nola.gov>; Paul Cramer <pcramer@nola.gov>; Larry W. Massey Jr. <lwmasley@nola.gov>; Paul M. Harang <pmharang@nola.gov>
Subject: Re: City Planning Commission Master Plan Amendments Reconsideration

Dear Mr. Rivers,

I understand that timely comments and associated materials, will not be submitted to the Commission by staff prior to the September 12, 2017 meeting.

• What specific rule allows this exception to Rule 13 a. and 13 c. and 13 d. allowing Staff to withhold them until October 2, 2017?

13. Submission, Distribution and Public Access

a. All written reports, studies, analyses, comments, critiques, e-mail messages, statements, petitions, graphs, renderings, drawings, photographs, depictions, maps, charts, and other 2-dimensional and 3-dimensional matters related to docket items shall be submitted to the Commission by the close of business on the Monday eight days before the public hearing. Each submission shall include a specific reference to the docket number.

c. One week preceding a public hearing, the distribution of the agenda, staff reports, and associated materials shall be tendered to all Commissioners by the close of business.

d. The staff shall publish a digital copy of the agenda, staff reports, and associated materials on its website one week prior to a public hearing.

What I'm requesting is not the special privilege and access you have so graciously offered me individually. I am formally requesting in writing is, that all communications, comments and associated materials related to the Master Plan reconsiderations and modifications, from all groups or citizens, be provided to the Commission in accordance deadlines in Rule 13 a., 13 c. and 13 d., prior to the September 12, 2017 meeting.

Thank you,
Karen Ocker

On Sep 1, 2017, at 10:43 AM, Robert D. Rivers <rdrivers@nola.gov> wrote:

Karen:

There is no intent to deter, withhold, deny, or otherwise limit public access with respect to this matter. Our intent is - and always has been - to ensure that public input is received in a way that best informs the Commission's action on any given matter. In this case, the CPC's action will take place on October 10th - not September 12th. Accordingly, the deadline for the submission of written comments is October 2nd, pursuant to the CPC's Rules.

Note that this is exactly how we have operated in similar situations in the past. Whenever the Council directs us to conduct a study (i.e., Short Term Rentals, Smart Housing, Affordable Housing Impact Statements, alternative Street Naming, Adult Live Entertainment, etc.), we are also directed to conduct a public hearing to solicit public testimony on the matter - just as we have been directed with respect to the proposed Master Plan revisions. In each case, we conducted the hearing several months prior to the CPC's action, but did not forward written comments until the week prior to the CPC action. This practice is consistent with the CPC's stated desire that they receive the entire record in their packets one week prior to the meeting at which they are making a decision. From their perspective, this gives them a better opportunity to receive and review the entire record as a single package. Because they are asked to review such a large volume of materials at each meeting, this system makes it easier to review materials, while also ensuring that they are reviewing everything.

Also note that as we have done throughout this process, we will be posting all communications received regarding the proposed Master Plan revisions on our website as they come in, so that everyone - Commissioners included - has access to comments in real time.

Finally, your suggestion that the CPC suspend their Rules to allow written comments to be submitted at the September 12th meeting would not accomplish your stated goal of having the comments reviewed by the Commission prior to that hearing. While they may physically have them in their hands, they would not have time to actually read them until after the meeting, because they will be focusing on the oral testimony being given. You are more than welcome to make such a request to the Commission on September 12th, however.

All that being said, if you still feel that it would be better for written materials received by Monday to be sent to the CPC in their packets for September 12th (when they will not be taking any action) instead of the packets for October 10th (when they will be taking action), I have no problem with that. Simply indicate on the written submission that you want it put in their packets for the 12th and we will accommodate the request.

Please let me know if you have any questions.

Thanks,

Bob

Robert D. Rivers
Executive Director
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
504.658.7018
rdrivers@nola.gov

From: Karen Ocker [<mailto:designko@earthlink.net>]
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To: Robert D. Rivers <rdrivers@nola.gov>; Susan G. Guidry <sgguidry@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>; Leslie T. Alley <lalley@nola.gov>
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Cramer <pcramer@nola.gov> wrote:

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Paul Cramer
Planning Administrator
New Orleans City Planning Commission
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New Orleans, LA 70112

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:15 PM
To: Larry W. Massey Jr.
Subject: FW: Master Plan Amendments Reconsideration
Attachments: CC Motion M-17-411 for Text Amendments.pdf; CC Motion M-17-412 for FLUM Amendments.pdf

From: Paul Cramer
Sent: Thursday, August 17, 2017 3:30 PM
To: Paul Cramer <pcramer@nola.gov>
Subject: Master Plan Amendments Reconsideration

Dear Master Plan Amendment Applicants:

On July 27, 2017, the City Council approved many Master Plan amendments as part of Calendar Ordinances 31918 and 31917 MCS. A number of other proposed amendments were referred back to the City Planning Commission for reconsideration and modification. If your proposed amendment is to be reconsidered, it is on either Motion M-17-411 for Text Amendments or Motion M-17-412 for Future Land Use Map Amendments. These are attached for your convenience. If you have any questions about the status of your proposed Master Plan amendment, please ask!

The City Planning Commission has set two public hearings to receive public comments and plans to consider and vote on Oct. 10, 2017. Then, the final CPC recommendations on these proposed amendments will return to the City Council for their final vote.

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**MOTION
(AS AMENDED)
NO. M-17-411**

CITY HALL: July 27, 2017

**BY: COUNCILMEMBERS WILLIAMS, HEAD, GUIDRY, CANTRELL, RAMSEY,
BROSSETT AND GRAY**

BE IT MOVED BY THE CITY COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is hereby directed, pursuant to Section 5-404 (4) of the Home Rule Charter of the City of New Orleans, to conduct a public hearing, receive public comment, and provide recommendations to the City Council, regarding modifications to Ordinance No. 24,079 M.C.S., providing for the adoption of the Master Plan (also known as “Plan for the 21st Century: New Orleans 2030”), relative to the following **text** modifications:

Chapter 2

- a. On page 41 where it states: “The Lindy Boggs Medical Center remains shuttered and in the midst of a lawsuit after plans to redevelop it as a cardiovascular center affiliated with the University Medical Center fell through.”, modify the statement to reflect the fact that “the law suit was recently settled, and the ownership is remediating environmental issues with the building and exploring specific redevelopment plans for the property, including an assisted living facility and/or related senior health care uses.”

Chapter 3

- a. Beginning on page 12, Section D titled “Plans Adopted After 2010”, modify the list of plans adopted after 2010 to reflect the Climate Action Strategy.

Chapter 5

- a. Consider modifying the recommendation and retain the language proposed for deletion (in addition to the new language) found on page 1, “Goal” 2, and in “Policies for Decision Makers” 2.A., and correlating references on page 15, relative to the redevelopment of blighted and vacant properties.
- b. Consider modifying the recommendation on page 12, regarding Goal 1, “Recommended Strategy” 1B, item 2 in the “How” column, to replace “rental registry” with the term

“improved Code Enforcement system.”

- c. Consider modifying the recommendation and retain the language proposed for deletion (in addition to the new language) beginning on page 15, Goal 2, “Recommended Strategy” 2A, relative to the redevelopment of blighted and vacant properties.
- d. Consider modifying the recommendation to include the following additional language on page 15, to Goal 2, “Recommended Strategy” 2.A. , “Establish neighborhood plans that direct investment strategies in each neighborhood.”
- e. Consider modifying the recommendation on page 16, regarding Goal 2, “Recommended Strategy” 2A, item 6 in the “How” column, to replace “rental registry” with the term “improved Code Enforcement system.”
- f. Consider modifying the recommendation and retain the language proposed for deletion (in addition to the new language) found on page 19, “Recommended Action” 2B, number 1 in the “How” column, relative to Neighborhood Land Trusts.
- g. Consider modifying the recommendation on page 21, Goal 2, “Recommended Strategy” column, subpart 2D, to define “vacant properties” to ensure legal consistency when used in the following sentence: “Encourage innovative, experimental and low-cost uses of **vacant properties** to enhance the likelihood that a vacant space will eventually find a permanent use.”
- h. Consider modifying the recommendation and retain the language proposed for deletion (in addition to the new language) on page 25, regarding Goal 4, “Recommended Strategy” 4B, relative to providing resources to restore housing with appropriate flood protection measures.
- i. Consider modifying the recommendation on page 26, Goal 4, “Recommended Strategy” 4B, item 4 in the “How” column, to define “adjudicated property” to ensure legal consistency when used in the following sentence: “Explore processes to direct publicly owned and **adjudicated property** toward affordable and mixed-income housing development in high-value, high-opportunity neighborhoods and in areas near high-frequency transit corridors.”
- j. Consider modifying the recommendation on page 26, Goal 4, “Recommended Strategy” 4B, item 8 in the “How” column, to consider the following alternative language: “Implement inclusionary zoning in areas of opportunity, especially along transit, in concert with existing and expanded incentive zoning and development cost offset mechanisms in order to leverage maximum investment in the development of affordable housing”.
- k. Consider modifying the recommendation on page 29, Goal 4, “Recommended Strategy” 4D, item 7 in the “How” column, to provide the following additional language “, and determine the appropriate Future Land Use Categories whereby the proposed ‘second main use dwelling

units' are appropriate.”

- l. Consider modifying the recommendation on page 40, Goal 1.B.2, to delete the recommended creation of a “rental registry” and replace it with referencing the utilization of an improved Code Enforcement system to manage inspections and fines for rental properties that are not up to code.
- m. Consider modifying the recommendation on page 50, Goal 2.A.6, to delete the recommended creation of a “rental registry” and replace it with referencing the utilization of an improved Code Enforcement system to manage inspections and fines for rental properties that are not up to code.
- n. Consider modifying the recommendation on page 58, Goal 3, part 3.A., to revise the reference of “Rapid Reconnaissance Plans” with “land use surveys”.
- o. Consider modifying the recommendation on page 69, “Recommended Actions” number 8, to provide the following alternative language “Implement inclusionary zoning in areas of opportunity, especially along transit, in concert with existing and expanded incentive zoning and development cost offset mechanisms in order to leverage maximum investment in the development of affordable housing”.
- p. Consider modifying the recommendation on page 75, “Recommended Actions” number 7, to provide the following additional language “, and determine the appropriate Future Land Use Categories whereby the proposed ‘second main use dwelling units’ are appropriate.”

Chapter 6

- a. Consider modifying the recommendation on page 7, to modify the “Equity” section to address displacement of long-time citizens throughout the historic neighborhoods and to modify the “Resilience” section to read as follows: “New Orleans’ resilience strategy should include the retrofitting, restoration, and protection of historic sites and districts in recognition of their importance as first and foremost, unique residential sites and neighborhoods that attest to the authenticity of the city. They also bring value as economic drivers behind the tourism economy and as cultural touchstones that enhance social resilience.”
- b. Consider modifying the recommendation on page 8, Goal 1, “Recommended Strategy” 1A, item 4 in the “How” column, to clarify that the City cannot exercise regulatory authority over infrastructure not legally within its jurisdiction.
- c. Consider modifying the recommendation on page 11, Goal 2, “Recommended Strategy” 2C, item 6 in the “How” column, to delete the proposed wording and clarify the existing language as it suggests that “preservation requirements” should be waived when in conflict with affordable housing development. If not deleted, the provision should be modified to be

rephrased to specify that affordable housing and preservation goals can be accomplished simultaneously through leveraging available financial incentives for both.

- d. Consider modifying the recommendation on page 11, Goal 2, “Recommended Strategy” 2C, item 6 in the “How” column, to clarify that a waiver should not be granted to developers/agencies, but to existing low-income homeowners struggling to comply with historic regulations. Also modify to contemplate if instead of waivers, it may be more appropriate to support a funding mechanism that allows low-income people with financial support to comply with historic regulations.
- e. Consider modifying the recommendation on page 12, Goal 3, “Recommended Strategy” 3B, and the correlating provisions on page 26, to delete the existing language and modify to provide ““Develop clear and focused preservation strategies and a pattern book that illustrates solutions that maintain historic and pedestrian friendly character while meeting the requirements for the ADA as well as elevated Base Flood Elevation Maps.”
- f. Consider modifying the recommendation on page 15, “Recommended Actions” number 3, to clarify that the City cannot exercise regulatory authority over infrastructure not legally within its jurisdiction.
- g. Consider modifying the recommendation on pages 24-25, “Recommended Actions” number 6, to delete the proposed wording and clarify the existing language as it suggests that “preservation requirements” should be waived when in conflict with affordable housing development. If not deleted, the provision should be modified to be rephrased to specify that affordable housing and preservation goals can be accomplished simultaneously through leveraging available financial incentives for both.

Chapter 7

- a. Consider modifying the recommendation on page 3, Goal 12, “Policies for Decision Makers” 12.B., to delete the existing language and modify it to provide: “Enhance community input for design, maintenance, improvements, and particularly use changes, for all lands considered any type of parks or open space. Ensure a thorough public engagement process, and consider adding restrictions for the transfer of land from open to recreational space.”
- b. Consider modifying the recommendation on page 3, Goal 12, “Policies for Decision Makers” 12.C., to modify the existing language into two separate goals to read: 12.C. “Prepare and update city wide parks, green/open space and recreation master plan”, and 12.D. “Regional parks shall prepare and update master plans regularly, and shall clearly identify the existing uses and any proposed uses, and the amount of land dedicated to recreational versus open parkland space.” Correlating page 41 should be updated to reference 12.D, and contemplate regional park qualifications and master plan submission information.

- c. Consider modifying the recommendation on page 4, the “fact sheet” regarding “Parks, Open Space, and Recreation” to update the status of pre-Katrina parks and facilities with the number of restored and undeveloped parks and facilities, including an explanation on the differences between neighborhood parks and the multipurpose neighborhood parks.
- d. Consider modifying the recommendation on page 7, Goal 2, “Recommended Strategy” 2A, and correlating references on page 22, to retain the promotion of tree planting on private property.

Chapter 8

- a. Consider modifying the recommendations on page 5 and retain “Policies for Decision Makers” “8.A.” and “8.C.”, as both are provided in the “Recommended Strategies” on page 21, and in the “recommended actions” on page 32.

Chapter 13 (former Chapter 14)

- a. Consider modifying the recommendations in the “Administration of the Land Use Plan” section, relative to the “1. Administrators” subpart, located on page 3, to reexamine the appropriate authority of the Executive Director of the City Planning Commission, the City Planning Commission, and the City Council regarding interpretation appeals of the Master Plan.
- b. Consider modifying the table titled “Summary of Land Use Strategies and Actions”, beginning on page 5, to create a new Goal of “Developing an Environmental Plan”, the Strategy of which is to “Create an inventory of waste disposal, waste incineration, or other known sites where environmental toxins exceed federally mandated safety standards.”, with Actions that include “Contemplate limiting certain types of developments/uses on contaminated sites to ensure that future uses will not negatively impact surrounding residents and citizens.”
- c. Consider modifying the recommendation on page 6, Goal 1, “Strategy” 1.D., “Actions” no. 5, to delete said action in its entirety.
- d. Consider modifying the recommendation on page 6, Goal 1, “Strategy” 1.B., “Actions” no. 14, to retain the proposed deletion of the sentence "Diversity New Orleans' housing stock in new residential developments." This sentence should be retained, and the proposed new language should remain as an additional “Actions” item.
- e. Consider modifying the recommendation on page 8, Goal 2, “Strategy” 2.D., “Actions” no. 11, to clarify the proposed language to ensure the desired intent is clear and understandable.
- f. Consider modifying the recommendation on page 8, Goal 3, “Strategy” 3.A., “Actions” no.

11, to delete the proposed revision in its entirety.

- g. Consider modifying the recommendations regarding the Future Land Use Category **“Residential Single Family Pre-War”** on page 12, to consider modifying the “Range of Uses” therein as follows:
 - 1. Modify the sentence “Neighborhood serving businesses and traditional corner stores may be allowed where current or former commercial use is verified” to read: “Neighborhood-serving businesses and traditional corner stores may be allowed in existing structures where current or former commercial use is verified.”
 - 2. Modify the sentence “Conversion to multifamily and neighborhood serving commercial uses may be allowed for certain existing historical non-residential buildings” to read: “Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”
- h. Consider modifying the recommendations regarding the Future Land Use Category **“Residential Single Family Post-War”** on pages 12-13, to consider modifying the “Range of Uses” therein as follows:
 - 1. Modify the sentence “Neighborhood serving businesses and traditional corner stores may be allowed where current or former commercial use is verified” to read: “Neighborhood-serving businesses and traditional corner stores may be allowed in existing structures where current or former commercial use is verified.”
 - 2. Modify the sentence “Conversion to multifamily and neighborhood serving commercial uses may be allowed for certain existing historical institutional or other non-residential buildings” to read: “Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”
- i. Consider modifying the recommendations regarding the Future Land Use Category **“Residential Low Density Pre-War”** on page 13, to consider modifying the “Range of Uses” therein as follows:
 - 1. Modify the second sentence regarding the preservation of existing multifamily buildings to make the following considerations of paramount importance: the historical and architectural significance of the existing building, its structural integrity, whether the structure is or can be made to be compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood.
 - 2. Modify the sentence that says “Businesses, traditional corner stores, and mixed use may be allowed on sites where current or former commercial use is

verified.” to read: “Businesses, traditional corner stores, and mixed use may be allowed in existing structures where current or former commercial use is verified.”

3. Modify the sentence “Conversion to multifamily and commercial uses may be allowed for certain existing historical institutional, commercial or other non-residential buildings” to read: “Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”
- j. Consider modifying the recommendations regarding the Future Land Use Category **“Residential Low Density Post-War”** on pages 13-14, to consider modifying the “Range of Uses” therein as follows:
1. Delete the ability for commercial developments to “expanded to adjacent lots” – proposed sentence should read “Commercial development may be allowed where it currently exists or formerly existed.”
 2. Modify the sentence “Conversion to multifamily or commercial uses may be allowed for certain existing historical institutional, commercial or other non-residential buildings” to read: “Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”
- k. Consider modifying the recommendations regarding the Future Land Use Category **“Residential Medium Density Pre-War”** on page 14, to consider modifying the “Range of Uses” therein as follows:
1. Modify the sentence “Businesses, traditional corner stores, and mixed use development may be allowed on sites where current or former commercial use is verified” to read: “Businesses, traditional corner stores, and mixed use development may be allowed in existing structures where current or former commercial use is verified.”
 2. Modify the sentence “Conversion to multifamily and commercial uses may be allowed for certain existing historical institutional or other non-residential buildings.” to read: “Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”
- l. Consider modifying the recommendations regarding the Future Land Use Category **“Residential Multifamily Pre-War”** on pages 14-15, to consider modifying the “Range of Uses” therein as follows:

1. Modify the sentence "Conversion to commercial uses may be allowed for certain existing historical institutional or other non-residential buildings." to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings."
- m. Consider modifying the recommendations regarding the Future Land Use Category "**Residential Multifamily Post-War**" on page 15, to consider modifying the "Range of Uses" therein as follows:
1. Modify the sentence "Conversion to commercial uses may be allowed for certain existing historical institutional or other non-residential buildings." to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings."
- n. Consider modifying the recommendations regarding the Future Land Use Category "**Historic Core**" on page 15, to modify the "Range of Uses" therein as follows:
1. Modify the second sentence to read: "Neighborhood-serving businesses, traditional corner stores, and mixed-use developments may be allowed in existing structures where current or former commercial use is verified." (removing the reference to "businesses including those promoting New Orleans' culture of food, music, and entertainment")
 - i. If this phrase is ultimately recommended for retention, include in the "Range of Uses" subpart language to provide clarity and specificity as to the meaning of "those [businesses] promoting New Orleans' culture of food, music, and entertainment."
 - ii. If this phrase is ultimately recommended for retention add the following additional language after the word "verified" - "and when deemed appropriate and consistent with the historic residential character of the neighborhood through a public review process."
 - iii. If this phrase is ultimately recommended for retention, include in the "Range of Uses" subpart language to limit the circumstances and provide guidance as to the appropriate auspice, including: requiring a conditional use, limiting the number of such businesses within a city square (spacing restrictions); limit the size of such businesses; or providing a time period within which the former commercial use must have existed.
 2. Modify the third sentence to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings."; and

3. Modify the fourth sentence to read: "Agricultural, storm water management, and supporting public recreational and community facilities may be allowed (e.g., schools and places of worship)."
- o. Consider modifying the recommendations regarding the Future Land Use Category "**Neighborhood Commercial**" on page 16, to modify the "Range of Uses" therein as follows:
 1. Modify the sentence "Conversion to multifamily may be allowed for certain existing historical institutional, commercial or other non-residential buildings." to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings."
 - p. Consider modifying the recommendations regarding the Future Land Use Category "**General Commercial**" on page 16, to modify the "Goal" and "Range of Uses" therein as follows:
 1. Modify the amendment recommended by the City Planning Commission within the portion labelled "Goal" to move the second and third sentences into the portion labelled "Range of Uses" to be consistent with the placement of those sentences within the other Future Land Use Categories.
 - q. Consider modifying the recommendation on page 37, within the "Promote sustainability" heading, the first bullet point beginning with "Work with nature to enhance resilience", to retain the deletion of "levees into the landscape", so the sentence should read: ", managing stormwater to slow subsidence, integrating levees into the landscape, including both gray and green infrastructure strategies, and other ways of working with nature to protect the city from rising seas and more frequent storms."
 - r. Consider modifying denial of request number Text 14-12 of the City Planning Commission's Staff Report to modify denial as requested by applicant.
 - s. Consider modifying denial of request number Text 14-13 of the City Planning Commission's Staff Report to modify denial as requested by applicant.

BE IT FURTHER MOVED, That a copy of this motion be sent to the City Planning Commission to effectuate this request.

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

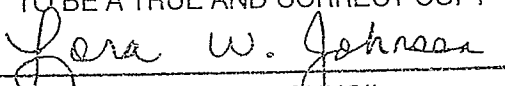
YEAS: Brossett, Cantrell, Gray, Guidry, Head, Ramsey, Williams - 7

NAYS: 0

ABSENT: 0

AND THE MOTION, AS AMENDED, WAS ADOPTED.

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THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

CLERK OF COUNCIL

**MOTION
(AS AMENDED)
NO. M-17-412**

CITY HALL: July 27, 2017

**BY: COUNCILMEMBERS WILLIAMS, HEAD, GUIDRY, CANTRELL, RAMSEY,
BROSSETT AND GRAY**

BE IT MOVED BY THE CITY COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is hereby directed, pursuant to Section 5-404 (4) of the Home Rule Charter of the City of New Orleans, to conduct a public hearing, receive public comment, and provide recommendations to the City Council, regarding modifications to Ordinance No. 24,079 M.C.S., providing for the adoption of the Master Plan (also known as “Plan for the 21st Century: New Orleans 2030”), relative to the following desired future land use **map** modifications:

Planning District 2

- a. Consider modifying the Future Land Use Map Designation from the recommendation of General Commercial to **Mixed Use High Density** for the property that includes Lots X, Pt 9 and F on Square 289, all lots on Squares 290 and 312, in the First Municipal District. (PD 2-15 in ordinance Attachment A).
- b. Consider modifying the Future Land Use Map Designation from the recommended Mixed-Use Low Density and retaining the existing **Neighborhood Commercial** designation for all lots designated Neighborhood Commercial on Squares 197 and 216, Fourth Municipal District, bounded by Washington and Saint Charles Avenues, Coliseum and Fourth Streets. (PD 2-19 in ordinance Attachment A).
- c. Consider modifying the Future Land Use Map from the recommended Institutional to retain the **Residential Low Density Pre War** designation for the properties located on Lots D, 13A, 14A, Pt15, 16 and 23 on Square 602 in the Sixth Municipal District. There are multiple addresses. (PD 2-27 in ordinance Attachment A).

Planning District 3

- a. Consider modifying the Future Land Use Map to retain the **Residential Low Density Pre-War** future land use designation rather than the proposed Institutional designation for Lot C, Square 112, bounded by Clara, Calhoun, Magnolia streets and the Tulane Campus, containing the municipal address 6320 Clara Street. (PD 3-15 in ordinance Attachment A).
- b. Consider modifying the Future Land Use Map and the recommended future land use designation of Institutional to remain **Residential Low Density Pre-War** for Lots K,

12, and 13, Square 106, bounded by Freret, S. Robertson, and Calhoun streets and the Tulane Campus, containing the municipal address 6301-25 Freret Street. (PD 3-16 in ordinance Attachment A).

- c. Consider modifying the Future Land Use Map from Neighborhood Commercial to remain **Residential Low Density Pre-War** designation for properties located on Lot C, Square 450, Seventh Municipal District, bounded by Earhart Boulevard, Monroe, Colapissa, and Leonidas Streets, to specifically review the appropriateness of the Neighborhood Commercial designation for the row of shotguns located at 3014-16, 3018-20, 3022-24, 3026-28, 30-32, and 34-36 Leonidas St. (PD 3-20 in ordinance Attachment A).

Planning District 4

- a. Consider modifying the Future Land Use Map Designation from the recommended Mixed-Use Low Density and retaining the existing **Residential Low Density Pre War** designation for for the area for between N. Prieur and N.Derbigny Streets on Squares 217 and 245. There are multiple municipal addresses. (PD 4-08 in ordinance Attachment A).
- b. Consider modifying the Future Land Use Map Designation from the recommended Mixed Use Low Density to remain **Residential Low Density Pre-War** for the property located on Lot X-1-F, Square 654, in the First Municipal District. The municipal addresses are 3100-3108 Banks Street and 416 South Lopez Street. (PD 4-45 in ordinance Attachment A).
- c. Consider modifying the Future Land Use Map Designation from the recommended Industrial to **Institutional** for all properties currently designated Transportation bounded by Interstate 10, the Pontchartrain Expressway, and S. Claiborne Avenue. (PD 4-48 in ordinance Attachment A).
- d. Consider modifying the Future Land Use Map Designation from the recommended Industrial to **Institutional** for Squares 365, 366, 396, and 397 bounded by Bienville Ave, S White, Canal, and N Gayoso Streets. Municipal address is 2901 Canal Street. (PD 4-49 in ordinance Attachment A).

Planning District 5

- a. Consider modifying the Future Land Use Map to consider retaining the **Residential Single Family Post War** designation rather than the proposed Neighborhood Commercial designation for Lots 38 and 39, Square 270, bounded by Memphis, French, and Vicksburg Streets and Harrison Avenue, containing the municipal address 6240 Memphis Street. (PD 5-07 in ordinance Attachment A).

Planning District 11

- a. Consider modifying the Future Land Use Map from Planned Development Area to **Industrial** on the large un-subdivided property in the Third Municipal District. The subject site is bounded by the Intracoastal Waterway, Interstate 510 (Paris Road) and Almonaster Boulevard (also known as the Port of New Orleans' "Aurora" property) (PD 11-01 in the City Planning Staff Report).
- b. Consider modifying the Future Land Use Map from Natural Area to **Industrial** for the property located on multiple lots located on an unknown square, Lots Y, 2, 3, and 4 in the Third Municipal District. The subject site is bounded by the Gulf Intercoastal Waterway, Old Paris Road right-of way and the Mississippi Gulf River Outlet (also known as the Port of New Orleans' "Paris" property) (PD 11-02 in the City Planning Staff Report).

Planning District 12

- a. Consider modifying the Future Land Use Map from Residential Multi-Family Post War to **Residential Low Density Post War** for lots A and B that abut Strafford Place, on Square 128, in the 5th Municipal District, bounded by Stratford Place, Sullen Place, Aurora Drive, and the Norman Canal. The municipal addresses are 6201 and 6301 Stratford Place (PD 12-01-B in the City Planning Staff Report).
- b. Consider modifying the Future Land Use Map from Multi-Family Post War to **Mixed Use Low Density** for the lots designated Residential Multi-Family Post War bounded by Behrman Place, Behrman Highway, Oregon Street, Hudson Street, Maine Street, and General De Gaulle Drive, in the 5th Municipal District. (PD 12-01-E in the City Planning Staff Report).
- c. Consider modifying the Future Land Use Map from the recommended General Commercial to **Natural Area** for the residential properties along Erie Street that abut the proposed General Commercial recommendation to create a 100-foot buffer zone between the Commercial and Residential designations. (PD 12-05 in ordinance Attachment A).
- d. Consider modifying the Future Land Use Map recommendation from Industrial (currently Transportation) to **Mixed Use Low Density** for all properties currently mapped Transportation on the river side of Patterson between Adrian and Nolan Streets. (PD 12-09 in ordinance Attachment A).
- e. Consider modifying the Future Land Use Map recommendation from Industrial (currently Transportation) to **Mixed Use Low Density** for all properties currently designated Transportation bounded by the Mississippi River, Morgan, Seguin, Delaronde Streets. (PD 12-10 in ordinance Attachment A).

- f. Consider modifying the Future Land Use Map from Parkland and Open Space, Industrial, and Mixed Use Medium Density to **Industrial** on Lots 1 - 12, Plantation Property, in the Fifth Municipal District, or, alternatively, consider modifying the Future Land Use Map from Parkland and Open Space to **Industrial** for only the portion of the site on the batture. The subject site is bounded by the Mississippi River, Odeon Street, Homer Street, Merrill Street, and DeArmas Street (also known as the Port of New Orleans' "Todd Shipyard" property) (Request Number PD 12-11 in the City Planning Staff Report)."

Williams' Amendment

- a. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density, for properties designated as such on square 86, bounded by Dublin St., Maple St., Leake Ave., and Dante St., to specifically review the appropriateness of the recommended classification for the properties with frontage on Dante St. and Maple St., and lot X-2, containing the municipal addresses 721-23 Dante St. (#2 in ordinance Attachment A)
- b. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 87, bounded by Dante St., Leake Ave., and Maple St. (#3 in ordinance Attachment A)
- c. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 134 fronting S. Carrollton Ave. and Oak St, bounded by Oak St., S Carrollton Ave., Zimpel St., and Dublin St. (#11 in ordinance Attachment A)
- d. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 151, bounded by S Carrollton Ave., Plum St., Dublin St., and Oak St. (#12 in ordinance Attachment A)
- e. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 164 fronting S. Carrollton Ave, bounded by Plum St., S Carrollton Ave., Willow St., and Dublin St. (#13 in ordinance Attachment A)
- f. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 181 facing S Carrollton Ave., including lot X, bounded by Willow St., Dublin St., Jeanette St., and S Carrollton Ave. (#14 in ordinance Attachment A)

- g. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 194, bounded by Jeanette St., Dublin St., Birch St., and S Carrollton Ave. (#15 in ordinance Attachment A)
- h. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 133, bounded by Short St., Oak St., S Carrollton Ave., and Zimple St. (#16 in ordinance Attachment A)
- i. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 152, bounded by Oak St., Short St., Plum St., and S Carrollton Ave. (#17 in ordinance Attachment A)
- j. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 623, bounded by N Anthony St., Saint Louis St., and City Park Ave. (#79 in ordinance Attachment A)
- k. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 845, bounded by Bottinelli Pl., Canal St., and Saint Patrick Cemetery No. 1. (#80 in ordinance Attachment A)
- l. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 628, bounded by N Anthony St., Canal St., Helena St. extended, and Iberville St. (#81 in ordinance Attachment A)
- m. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 783 fronting Canal St., bounded by S Carrollton Ave., Cleveland Ave., S Solomon St., and Canal St. (#82 in ordinance Attachment A)
- n. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 532, bounded by N Pierce St., Iberville St., N Carrollton Ave., and Bienville Ave., specifically lots 17A, 18A, 19, 20A, 21, 22, and M, containing the municipal addresses 213 N. Pierce, 4001-03, 4005-07, 4009-11, 4017-19, and 4021 Iberville. (#84 in ordinance Attachment A)

- o. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 756 fronting Canal St., bounded by S Pierce St., Cleveland Ave., S Carrollton Ave., and Canal St. (#86 in ordinance Attachment A)
- p. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 755, bounded by S Scott St., Cleveland Ave., S Pierce St., and Canal St. (#87 in ordinance Attachment A)
- q. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 732, bounded by S Cortez St., Cleveland Ave., S Scott St., and Canal St. (#88 in ordinance Attachment A)
- r. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 731, bounded by S Telemachus St., Cleveland Ave., S Cortez St., and Canal St. (#89 in ordinance Attachment A)
- s. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 709, bounded by S Genois St., Cleveland Ave., S Telemachus St., and Canal St. (#90 in ordinance Attachment A)
- t. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 708, bounded by S Clark St., Cleveland Ave., S Genois St., and Canal St. (#91 in ordinance Attachment A)
- u. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 684, bounded by S Jeff Davis Pkwy, Cleveland Ave., S Clark St., and Canal St. (#92 in ordinance Attachment A)
- v. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 683, bounded by S Rendon St., Cleveland Ave., S Jeff Davis Pkwy., and Canal St. (#93 in ordinance Attachment A)
- w. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 658,

bounded by S Lopez St., Cleveland Ave., S Rendon St., and Canal St. (#94 in ordinance Attachment A)

- x. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 423, bounded by N Lopez St., Canal St., N Rendon St., and Iberville St. (#120 in ordinance Attachment A)
- y. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on 452 facing Canal St., bounded by N Rendon St., Canal St., N Jeff Davis Pkwy, and Iberville St. (#121 in ordinance Attachment A)
- z. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 453, bounded by N Jeff Davis Pkwy, Canal St., N Clark St. and Iberville St. (#122 in ordinance Attachment A)
- aa. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 478 facing Canal St., bounded by N Clark St., Canal St., N Genois St., and Iberville St. (#123 in ordinance Attachment A)
- bb. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 479 facing Canal St., bounded by N Genois St., Canal St., N Telemachus St., and Iberville St. (#124 in ordinance Attachment A)
- cc. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 504 facing Canal St., bounded by N Telemachus St., Canal St., N Cortez St., and Iberville St. (#125 in ordinance Attachment A)
- dd. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 505 facing Canal St., bounded by N Cortez St., Canal St., N Scott St., and Iberville St. (#126 in ordinance Attachment A)
- ee. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 534 facing Canal St., bounded by N Scott St., Canal St., N Pierce St., and Iberville St. (#127 in ordinance Attachment A)

BE IT FURTHER MOVED, That a copy of this motion be sent to the City Planning Commission to effectuate this request.

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

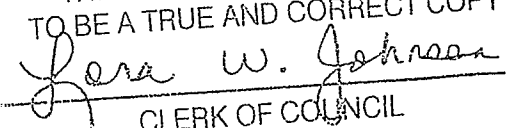
YEAS: Brossett, Cantrell, Gray, Guidry, Head, Ramsey, Williams - 7

NAYS: 0

ABSENT: 0

AND THE MOTION, AS AMENDED, WAS ADOPTED.

g:\docs\mills\council 1\motions\2017\m-17-412ac.doc

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

CLERK OF COUNCIL

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:00 PM
To: Larry W. Massey Jr.
Subject: FW: Master Plan Comments
Attachments: Master Plan Letter 09.01.2017.pdf

From: Leslie T. Alley
Sent: Friday, September 1, 2017 4:06 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: FW: Master Plan Comments

From: Andreanecia Morris [<mailto:amorris@housingnola.org>]
Sent: Friday, September 01, 2017 3:43 PM
To: CPCinfo
Cc: Leslie T. Alley; Paul Cramer; Kelly G. Butler
Subject: Master Plan Comments

Please find attached HousingNOLA and GNOHA's comments on the Master Plan Amendments.

Thank you!

Andreanecia M. Morris
Executive Director, HousingNOLA
4640 S. Carrollton Avenue, Suite 160 (Cleveland Street Entrance)
New Orleans, LA 70119
Direct: [504.224.8301](tel:504.224.8301)
Mobile: [504.915.4905](tel:504.915.4905)
Toll Free/Fax: [855.228.9328](tel:855.228.9328)



September 1, 2017

Mr. Robert Rivers
Executive Director
City Planning Commission
VIA EMAIL

Dear Bob,

Councilmember Williams' proposed change to the Master Plan moves certain areas that are located near high-frequency transit corridors, and/or areas that have 30-minute transit access to major job centers, from the "Mixed-Use Low Density" (MUL) Master Plan Category to the "Mixed-Use Medium Density" (MUM) Master Plan Category. HousingNOLA has heard from many supporters of this amendment as well as some concerned residents. We believe that many of the concerns expressed by neighbors are genuine but potentially informed by a misunderstanding of the technical process that would have to be undergone in order to facilitate an actual zoning and physical change within these neighborhoods, or by rationales that do not override the intense need to provide housing in high-opportunity areas for service, hospitality, and restaurant workers; first responders; community and cultural leaders; and others who are critical to the future of our city.

The City's Assessment of Fair Housing, the Housing for a Resilient New Orleans plan, and the HousingNOLA plan all call for improvements to the segregated character of New Orleans neighborhoods that tends to site our lower-income and minority residents toward the fringes of the city, away from jobs and opportunity. While changing the Master Plan to allow MUM development along transit corridors will not by itself solve this issue, it is a critical tool in the City's overall toolkit: it opens up the potential for affordable and mixed-income development in areas that provide access to our job centers in an efficient manner that does not require families to have cars.

The Master Plan changes that have been proposed will not change the legal regulations that govern the height, look, or character of the areas under consideration. Those regulations are contained in the Comprehensive Zoning Ordinance, or CZO – which will not change as a result of this Master Plan alteration. The CZO is amended via a separate process, and any proposed project under the new MUM development would have to request approval either through that process or through a conditional zoning request. All that our affordable housing development community is asking for is a chance for development options to be presented to the public in a manner that is consistent with the Master Plan and the CZO or zoning adjustments process - rather than being dismissed out of hand as inconsistent with the Master Plan.

The areas that have been selected for transition from MUL to MUM are along major commercial corridors or represent underdeveloped areas that are not located in the core of historic neighborhoods. All of the areas selected for this change already allowed mixed-use development according to the Master Plan, so this change does not encroach on areas that

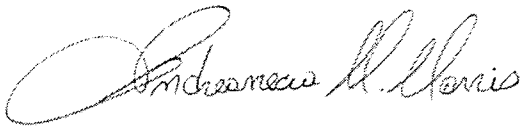
were designated solely for residential development. Some neighbors have expressed concerns about design and "transitional" zones between neighborhoods and larger-scale buildings on commercial corridors; we believe that these issues can be addressed through design guidelines that can be part of the CZO amendment process, but are too detailed a consideration for the Master Plan process. GNOHA will happily participate in a process to establish design guidelines at the appropriate time.

In the current situation, the Master Plan is often inconsistent with the existing building stock - it calls for smaller buildings, and permits fewer housing units, than the buildings we have in our neighborhoods already. Because the Master Plan has the force of law, this can force the City Council to reject even sensible developments that are supported by neighbors. This change simply creates more discretion for neighbors and the Council to work together on individual cases. The change is not designed or intended to allow the highest possible density in all of the affected areas. Also, as mentioned above, the zoning of all the areas affected is not changing as a result of this Master Plan amendment, meaning that all of the existing zoning that limits the density of development will still apply.

The Greater New Orleans Housing Alliance (GNOHA) and HousingNOLA believe strongly that the proposed Master Plan changes from MUL to MUM are still warranted by our desperate need as a city to create opportunity for all of our residents. We encourage the CPC to pay close attention to coded language in certain recommendations that suggests that improving transit to outlying neighborhoods should be the primary solution to the City's housing crisis -- as this is not an issue that can be directly addressed by the Master Plan, (and is more appropriate to the New Orleans Regional Transit Authority's ongoing planning process) and fair housing concerns dictate that we must make an effort as a city to balance affordability in high-opportunity areas with increased access to all neighborhoods.

We hope to schedule a follow-up meeting with you on this topic as the Master Plan Amendment process moves toward completion. I will be reaching out to your office to schedule this meeting; please also feel free to contact me at (504) 915-4905 or amorris@housingnola.org with any questions or comments.

Sincerely yours,



Andreanecia M. Morris
Executive Director, HousingNOLA &
President/Chair, Greater New Orleans Housing Alliance (GNOHA)

cc: Leslie Alley, City Planning Commission
Kelly Butler, City Planning Commission
Paul Cramer, City Planning Commission

Codi E. Davis

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

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

Dear Mr. Rivers,

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

Thank you for your consideration.

Gayle Gagliano
4152 Cleveland Ave.

City Planning Commission
September 3, 2017

Re: Future Land Use MAP Amendment

Dear Commissioners:

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

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

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

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

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

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

Sincerely,

Gayle Gagliano
4152 Cleveland Ave.

Lisa Dawson
4154 Cleveland Ave.

Charles Dawson
4154 Cleveland Ave

Codi E. Davis

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

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

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

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

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

Thank you,

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

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

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

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

September 1, 2017

Dear Commissioners:

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

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

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

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

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

Respectfully,

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



Virus-free. www.avg.com

Codi E. Davis

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

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

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

Good morning

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

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

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

I oppose the Institutional designation for the RTA transit facility.

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

Thank you for your consideration.

Sincerely

Debra Voelker
Mid-City resident

Codi E. Davis

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

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

From: Karen Ocker [<mailto:designko@earthlink.net>]
Sent: Sunday, September 3, 2017 7:08 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Re: Master Plan Modification

Thank you!

Sent from my iPhone

On Sep 3, 2017, at 12:39 PM, "Robert D. Rivers" <rdrivers@nola.gov> wrote:

> Karen:
>
> Please see the attached MCNO comments per your request.
>
> Thanks,
>
> Bob
>
>
> Robert D. Rivers
> Executive Director
> New Orleans City Planning Commission
> 1300 Perdido Street, 7th Floor
> New Orleans, Louisiana 70112
> 504.658.7018
> rdrivers@nola.gov
>
>
>
>
> -----Original Message-----
> From: Leslie T. Alley
> Sent: Friday, September 1, 2017 4:46 PM
> To: Paul Cramer <pcramer@nola.gov>; Larry W. Massey Jr. <lwmassey@nola.gov>
> Cc: Robert D. Rivers <rdrivers@nola.gov>
> Subject: FW: Master Plan Modification
>
> If you have this letter would you please send to Karen?
>

> Thanks,
>
> Leslie
>
> -----Original Message-----
> From: Karen Ocker [<mailto:designko@earthlink.net>]
> Sent: Friday, September 01, 2017 4:24 PM
> To: Stephen K. Kroll; Nicholas J. Kindel
> Cc: Leslie T. Alley
> Subject: Master Plan Modification
>
> Can you please provide a copy of MCNO's letter re: Master Plan modifications? I understand they sent one in.
>
> Thank you.
>
> Karen
> Good afternoon, Director Rivers & City Planning Commission,
>
> Please accept the attached letter as the official position of the Mid-City Neighborhood Organization (MCNO) regarding the Master Plan Amendments under reconsideration by Staff. Several specific items and a few general items are addressed in the letter.
>
> Let me know if you have any trouble downloading the document.
>
> Thank you,
>
> Patrick Armstrong
> Secretary, MCNO
> <2017-8-30-MCNO-Master-Plan-Amendments-CPC.pdf>

Codi E. Davis

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

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

Dear City Planning Commission Members and City Council Members:

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

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

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

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

g., i., k and l.

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

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

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

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

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

Oppose removal of density limits from all.

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

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

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

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

All the best,

Romney Richard

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

Codi E. Davis

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

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

Good afternoon, Director Rivers & CPC,

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

Thank you,

Patrick Armstrong
Secretary, MCNO

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

Good afternoon, Director Rivers & City Planning Commission,

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

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

Thank you,

Patrick Armstrong
Secretary, MCNO

Codi E. Davis

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

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

Good afternoon, Director Rivers & City Planning Commission,

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

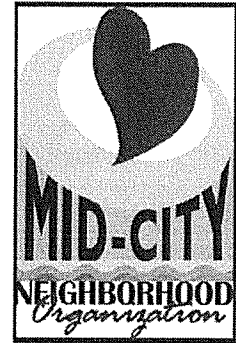
Let me know if you have any trouble downloading the document.

Thank you,

Patrick Armstrong
Secretary, MCNO

August 30, 2017

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



RE: Master Plan Amendments Under Reconsideration

Good morning, Director Rivers,

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

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

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

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

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Leitzinger", is located below the "Sincerely," text. The signature is stylized with a large loop and a long horizontal stroke.

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

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

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

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

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

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

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

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

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

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

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

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

General comments on Master Plan Amendment Process

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

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

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

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

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

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

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:00 PM
To: Larry W. Massey Jr.
Subject: FW: Mid-City Land use change

From: Deuce Hedrick [<mailto:deuce.hedrick@gmail.com>]
Sent: Saturday, September 2, 2017 4:18 PM
To: CPCinfo <CPCinfo@nola.gov>; Leslie T. Alley <ltalley@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>
Cc: T. Gordon McLeod <tgmcleod@nola.gov>
Subject: Re: Mid-City Land use change

I am appalled to learn that my and others comments will not be included in the Commission packet prior to the Sept. 12 meeting.

There is no reason the Commission should only get a week to consider these opinions when they are submitted timely more than a month in advance of a vote.

Please include my comment as well as any others that have been submitted in the Commission packet prior to the Sept. 12 meeting.

Thank you,
Cheryl Hedrick

On Thu, Aug 31, 2017 at 12:39 PM, Deuce Hedrick <deuce.hedrick@gmail.com> wrote:

Dear Commissioners:

I strongly oppose "Williams" proposed land use change from Mixed Use Low Density to Mixed Use Medium Density. Please retain our current Mixed Use Low Density Land Use on City Park Avenue, Canal Street, Carrollton Avenue and Broad. Our neighborhood has already undergone too much growth.

Sincerely,
Cheryl Hedrick

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:12 PM
To: Larry W. Massey Jr.
Subject: FW: Opposition to Master Plan Amendments for Changes District 3
Attachments: FLUM Changes District 3.pdf

Importance: High

From: H. V. Nagendra [<mailto:h.nagendra@att.net>]
Sent: Monday, August 21, 2017 10:03 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <lalley@nola.gov>; Paul Cramer <pcramer@nola.gov>; Susan G. Guidry <sgguidry@nola.gov>; LaToya Cantrell <lcantrell@nola.gov>; James A. Gray <jagray@nola.gov>; 'Jason Williams' <jawilliams@nola.gov>; Nadine M. Ramsey <nmramsey@nola.gov>; 'Jared Brossett' <jbrossett@nola.gov>; Stacy S. Head <SHead@nola.gov>
Cc: Keith Hardy <keithhardie@yahoo.com>; 'Julianna Padgett' <juliannapadgett@bellsouth.net>; Bill Ives <billives@cox.net>; Cindy Morse <cmorse7@cox.net>; Paul Baricos <paul.baricos@gmail.com>; Scott Andrews & Mario <scottandmario@cox.net>; Janel Hazlett <nwcarrollton@mindspring.com>; 'Ruth Kennedy' <ruthemma24@yahoo.com>; Brenda Brown <hollygrove.dixon@gmail.com>; Keith Twichell <keithgct@aol.com>; Betty DiMarco <dimarco_bl@bellsouth.net>; John Pecoul <japecul@yahoo.com>; Gayle Gagliano <Ggagliano@cox.net>; Lisa Gagliano <gaglianodawson@gmail.com>
Subject: Opposition to Master Plan Amendments for Changes District 3
Importance: High

I am writing to you as the president of Carrollton Area Network in opposition to the attached proposed masterplan amendments.

Carrollton Area Network is a coalition of over 10 organizations bounded generally between Broadway, The river, I-10 and the Parish line to the west. Some of the participating organizations include Hollygrove Dixon Neighborhood organization, Palm-air Neighborhood Association, Carrollton Riverbend Neighborhood Association; Maple Area Residents Inc.; Central Carrollton Association; Hollygrove Neighborhood Association; Carrollton United and Uptown Triangle Neighborhood Organization. Together we vigorously oppose the intrusion of opportunities for higher density developments in our historic urban neighborhoods. The attached proposal, in our collective opinion will encourage very dense (probable high rises) urban developments. We consider these kinds of ideas to rob us of maintaining our historic urban residential neighborhoods that are unique to New Orleans and the inner city residential neighborhoods. It was not by accident that we strongly supported the expansion of HDLC's control to prevent unnecessary and scruple-less demolition in order to preserve our quality of life and our historic fabric that supports diverse families. Instead of relying on the current assets of vacant properties to reinvigorate our older neighborhoods, the proposal considers our community to be a glass half empty and negates what exists to start anew with higher density and gentrify our neighborhoods. We cannot and will not support strategies as presented in the attached proposed city master plan amendments.

During the Post Katrina master planning processes, the Carrollton Community took great pains to preserve our neighborhoods and shield us from the development pressures that were prevalent at that time. We certainly hope we are not engaging in a similar examination and deliberation.

We hope you will agree with us and reject the attached proposed amendments.

Thank You,

H. V. Nagendra

President – Carrollton Area Network

2319 Adams Street

New Orleans, LA 70118

(504) 861-8555 (H)

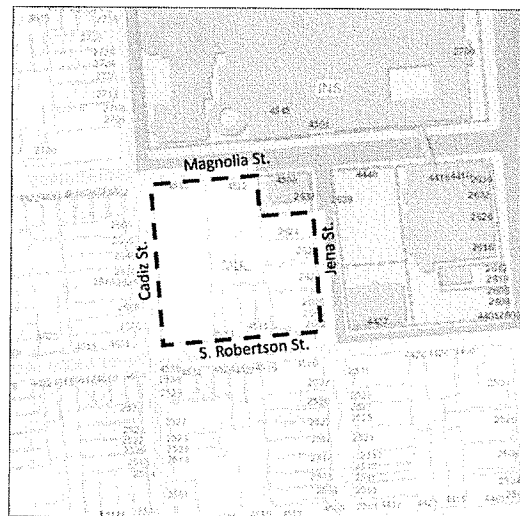
(504) 616-5972 (M)

h.nagendra@att.net

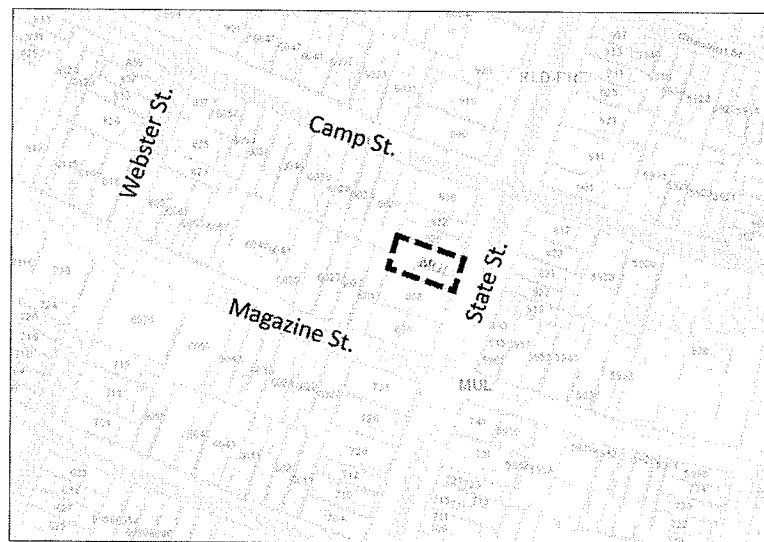
ATTACHMENT A

PLANNING DISTRICT 3 FUTURE LAND USE MAP AMENDMENTS

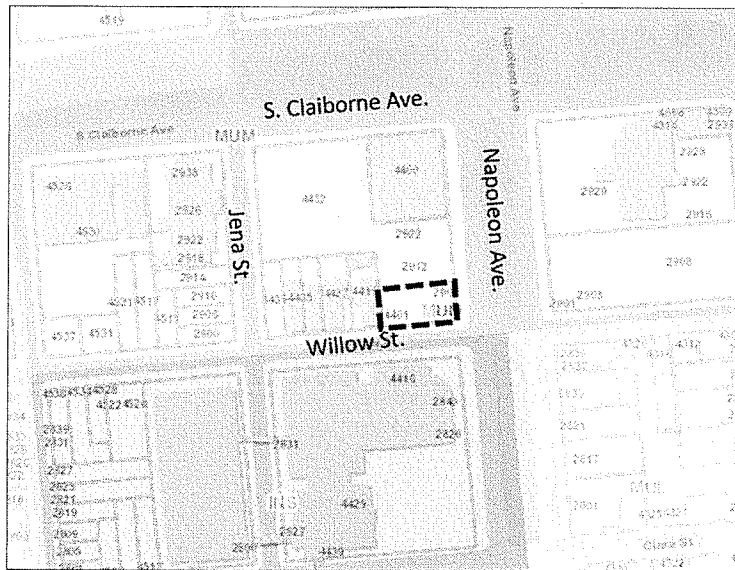
- 1) *Change of Future Land Use Map Designation from Mixed Use Low Density to **Institutional*** for the property designated MUL on Square 621 bounded by S. Robertson, Cadiz, Magnolia, and Jena Streets, in the Sixth Municipal District. The municipal addresses are 2600-2626 Jena Street, 4522 & 4530 Magnolia Street, and 4513-4525 S. Robertson Street.



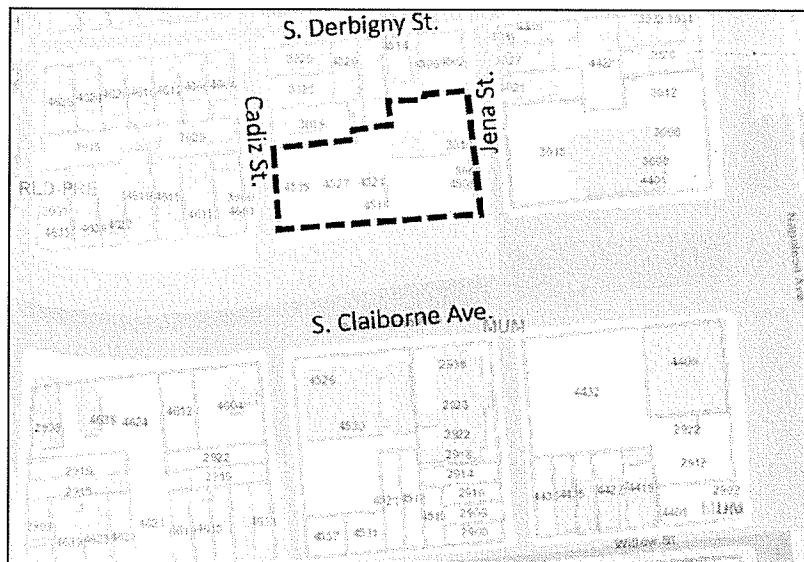
- 2) *Change of Future Land Use Map Designation from Mixed Use Low Density to **Residential Low Density Pre-War*** for the property located on Lots 5 & 6, Square 15, bounded by State, Magazine, Camp, and Webster Streets, in the Sixth Municipal District. The municipal address is 814 State Street.



- 3) *Change of Future Land Use Map Designation from Mixed Use Medium Density to **Institutional*** for the property located on Lots 7 & 8, Square 672, bounded by Willow and Jena Streets and Napoleon and S. Claiborne Avenues, in the Sixth Municipal District. The municipal address is **2900 Napoleon Avenue.**¹

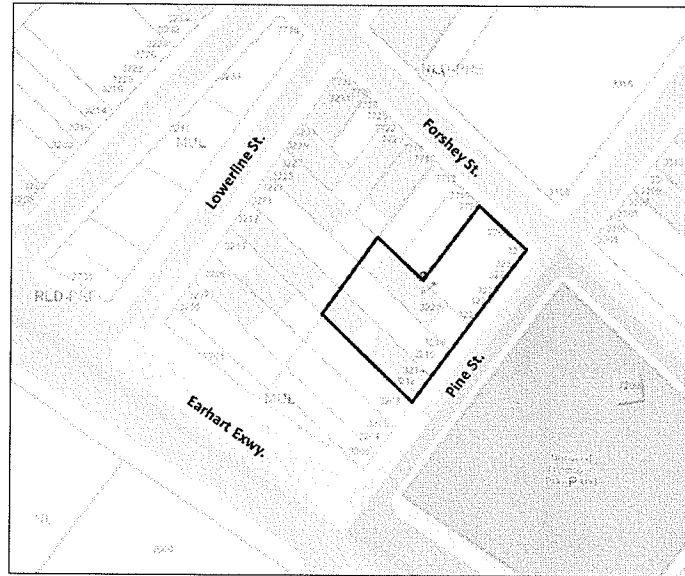


- 4) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Mixed Use Medium Density*** for the property located on Lot 1-A-1, Square 692, bounded by S. Claiborne Avenue, Cadiz Street, S. Derbigny Street, and Jena Street, in the Sixth Municipal District. The municipal address is **4505 S. Claiborne Avenue.**

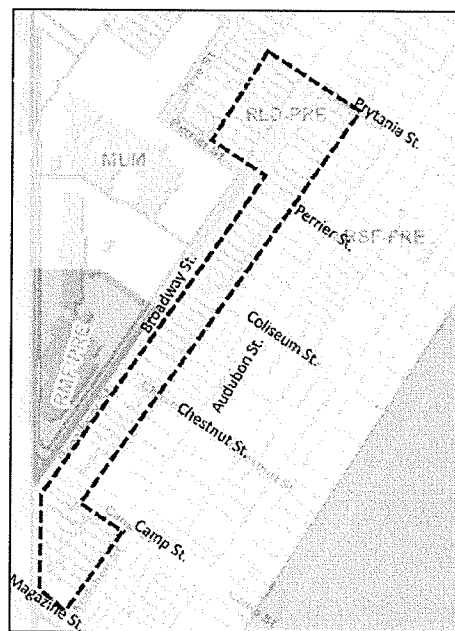


¹ This property is also the subject of the FLUM amendment PD-03-18, which is also a request from Mixed Use Medium Density to Institutional.

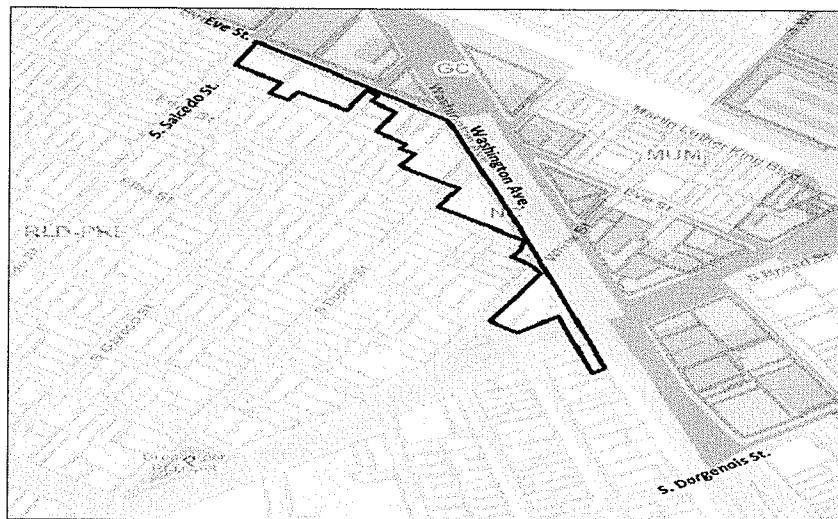
5) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Mixed-Use Low Density*** for the properties located on Lots 16, 15, 14, C, and D, Square 500, in the Seventh Municipal District. The municipal addresses are **3214, 3218, 3220, and 3230 Pine Street.**



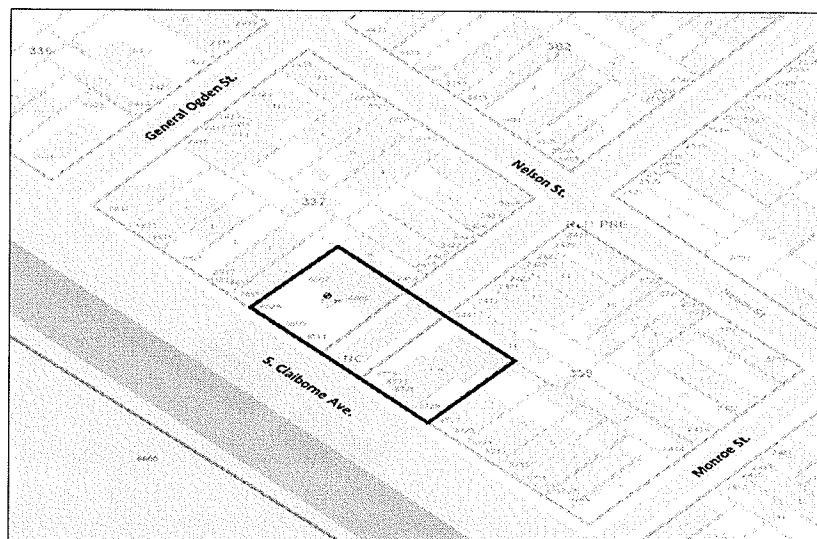
6) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Residential Single Family Pre-War*** for the area including all lots fronting Broadway Street from Prytania Street to Magazine Street and all lots fronting Audubon Street from Camp Street to Magazine Street.



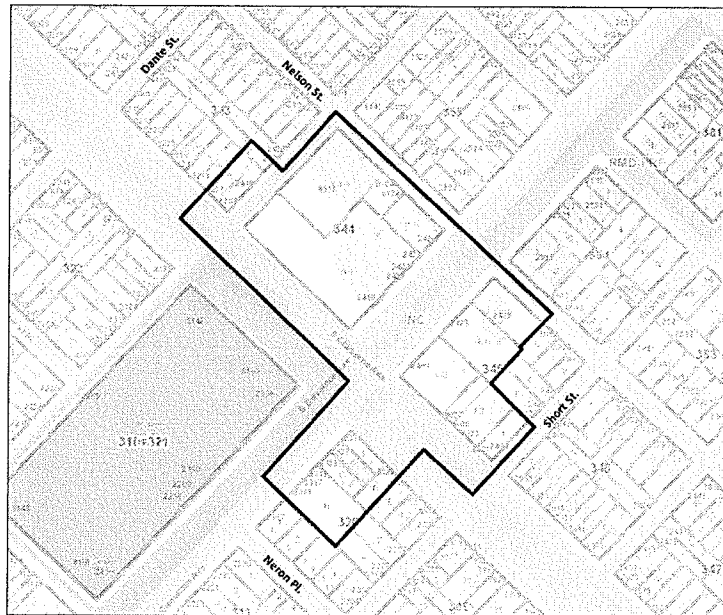
8) *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density* for the properties located on Eve Street and Washington Avenue between S. Salcedo and S. Dorgenois Streets, and include Lots A, R, X, Square 162; S, O, N, M, L, K, J, Square 161; Lot A, B, C, D, Square 160; Lot 11, Square 167; Lot 1-2-3, Square 166-B; Lot R, Square H, in the Sixth Municipal District. The municipal addresses are **4228 Eve Street, 1601 S. Gayoso Street, 1600 S. Gayoso Street, 4124 Eve Street, 4120 Eve Street, 4116 Eve Street, 4200 Washington Avenue, 4100 Washington Avenue, 4000 Washington Avenue, 3303 S. Broad Street, and 3300 S. Broad Street.**



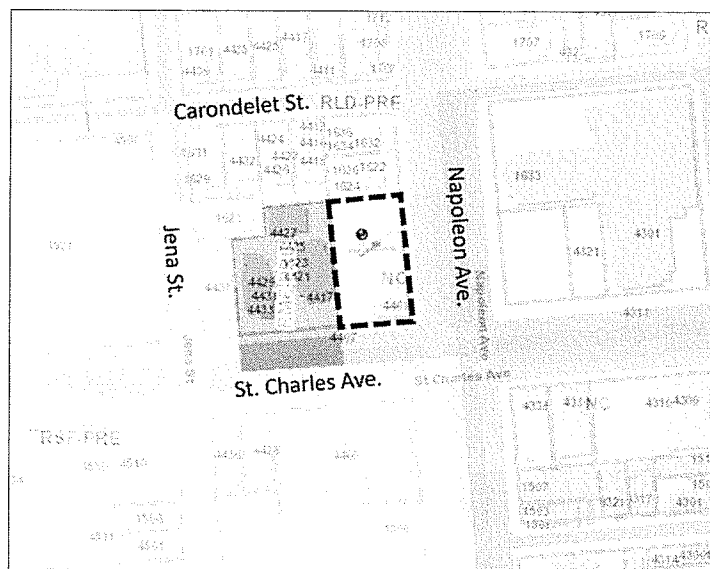
9) *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density* for the properties are located on Square 337, Lot H-1, and Square 338, Lot 1-A, bounded by Nelson Street, Monroe Street, S. Claiborne Avenue, and General Ogden Street, in the Seventh Municipal District. The municipal addresses are **8733 and 8807 S. Claiborne Avenue.**



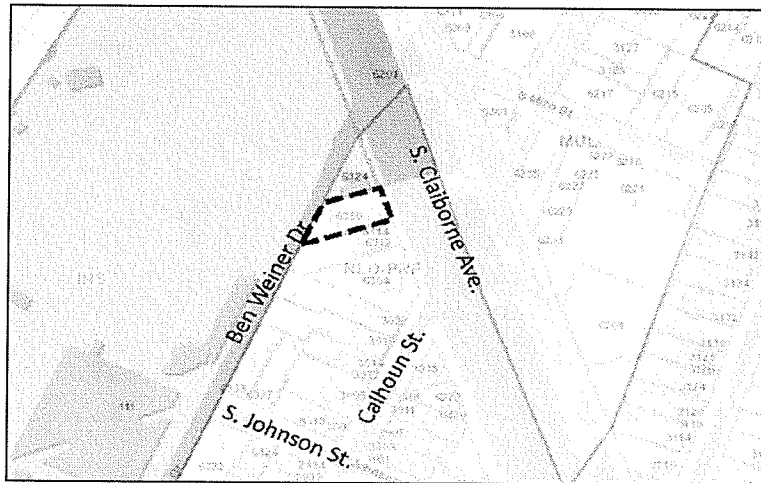
10) *Change of Future Land Use Map Designation from Neighborhood Commercial to **Mixed-Use Medium Density*** for the properties located on all lots designated Neighborhood Commercial on squares bounded by Nelson Street, Short Street, Neron Place, and Dante Street, specifically Lots 9, 10, 11 (partial), Square 343; Lots A-1, X-1-A, 9-10, Square 344; Lots X, H-1, A-3, PTJ2, J-1, 1, Square 345; and Lots A, B, C, D, and H, Square 320, Seventh Municipal District.



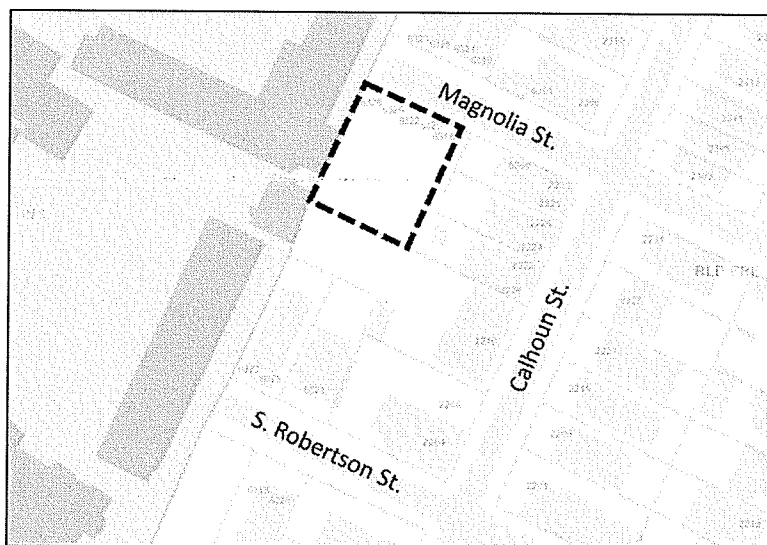
11) *Change of Future Land Use Map Designation from Neighborhood Commercial to **Mixed-Use Medium Density*** for the property includes Lot K-1, on Square 414, bounded by Carondelet Street, Napoleon Avenue, St. Charles Avenue, and Jena Street, in the Sixth Municipal District. The municipal address is **4401 St. Charles Avenue**.



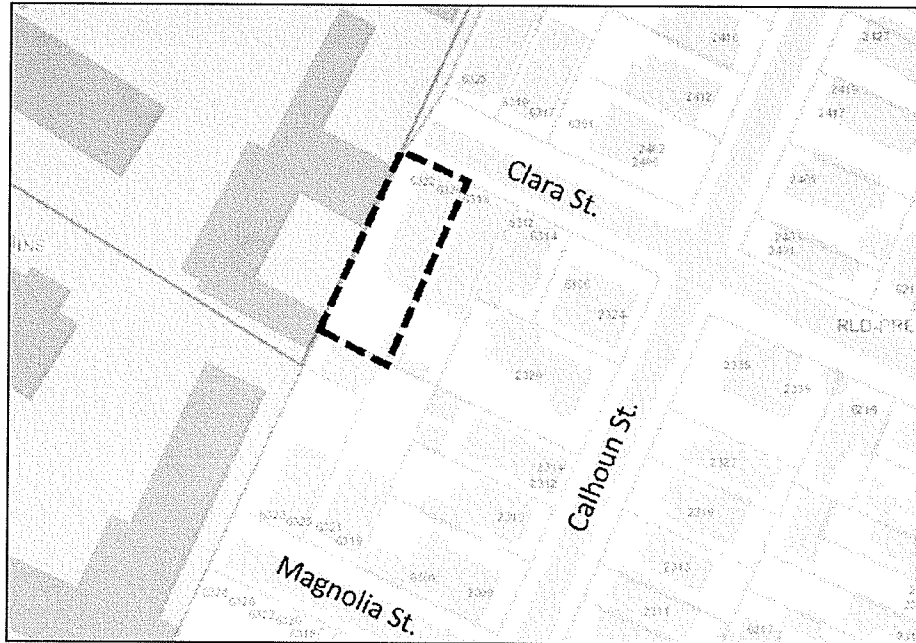
13) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Institutional*** property located on Lot X, Burtheville Square 132, bounded by S. Claiborne Avenue, Weiner Drive, Calhoun Street, and S. Johnson Street, in the Sixth Municipal District. The municipal address is **6320 S. Claiborne Avenue**.



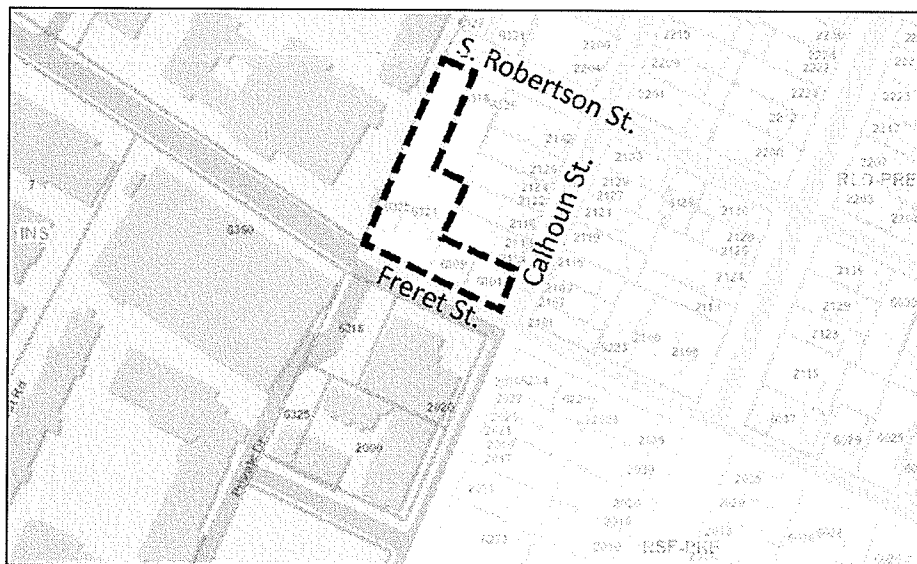
14) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Institutional*** for the property located on Lots 1A and 3A, Square 109, bounded by Magnolia St., Calhoun St., S. Robertson St., and the Tulane Campus, in the Sixth Municipal District. The municipal addresses are **6318 - 6328 Magnolia Street**.



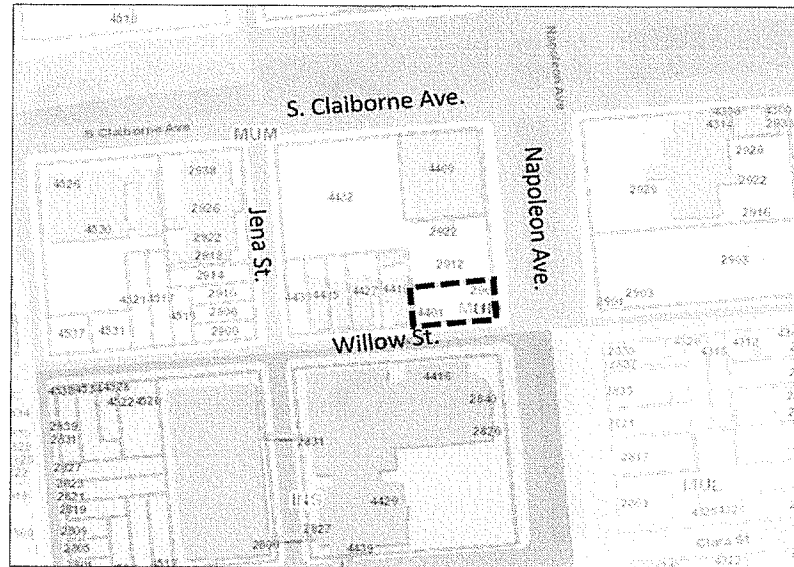
15) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Institutional*** for the property located on Lot C, Square 112, bounded by Clara St., Calhoun St., Magnolia St., and the Tulane Campus, in the Sixth Municipal District. The municipal address is **6320 Clara Street**.



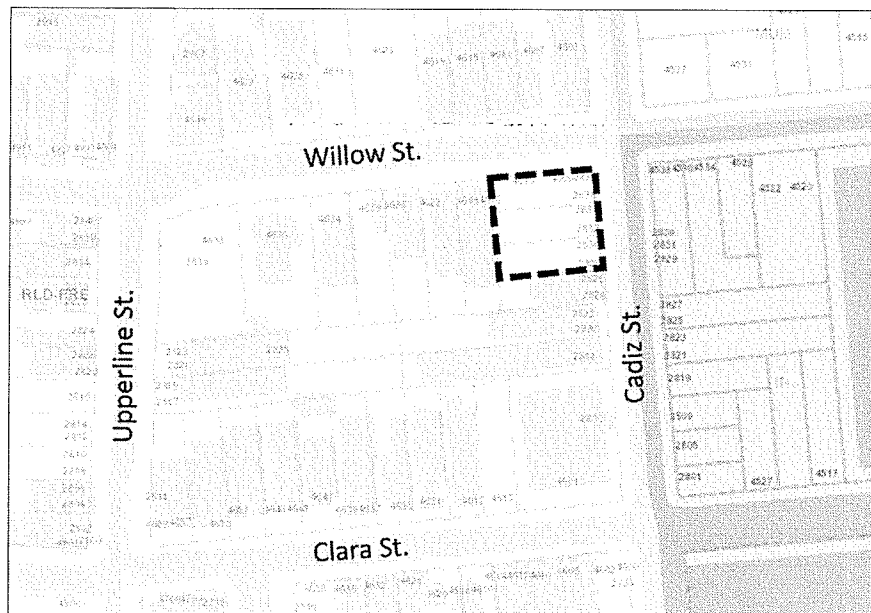
16) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Institutional*** for the property located on Lots K, 12, and 13, Square 106, bounded by Freret Street, S. Robertson Street, Calhoun Street and the Tulane Campus, in the Sixth Municipal District. The municipal addresses are **6301-25 Freret Street**.



17) *Change of Future Land Use Map Designation from Mixed Use Medium Density to **Institutional*** for the property located on Lots 7 & 8, Square 672, bounded by Willow and Jena Streets and Napoleon and S. Claiborne Avenues, in the Sixth Municipal District. The municipal address is **2900 Napoleon Avenue.**²

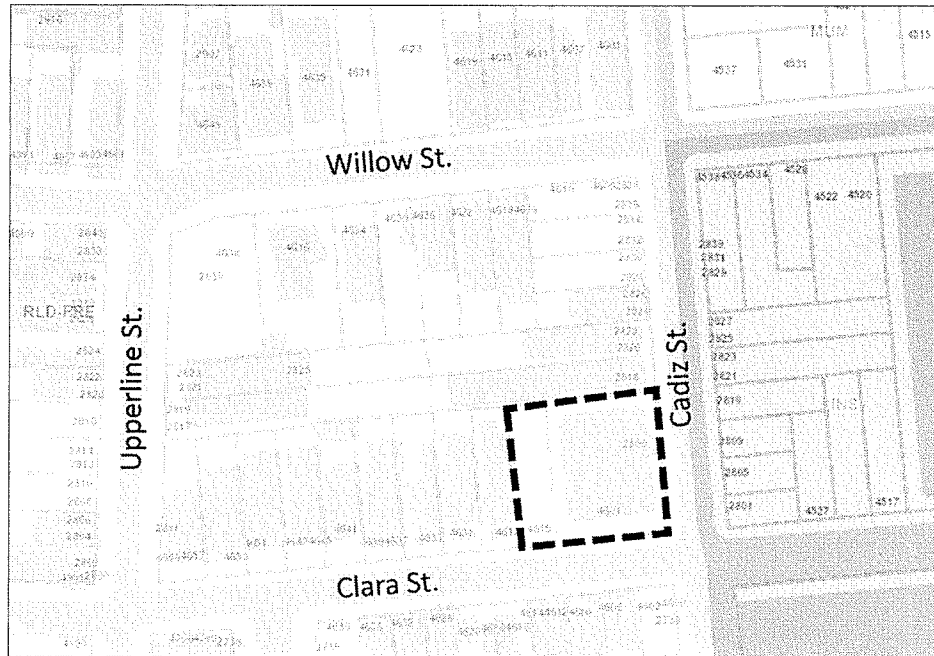


18) *Change of Future Land Use Map Designation from Residential Low Density Pre War to **Institutional*** for the properties located on Lots A, B, and C, Square 655, bounded by Cadiz Street, Willow Street, Clara St., and Upperline St., in the Sixth Municipal District. The municipal addresses are **2828, 2832, and 2838 Cadiz Street.**

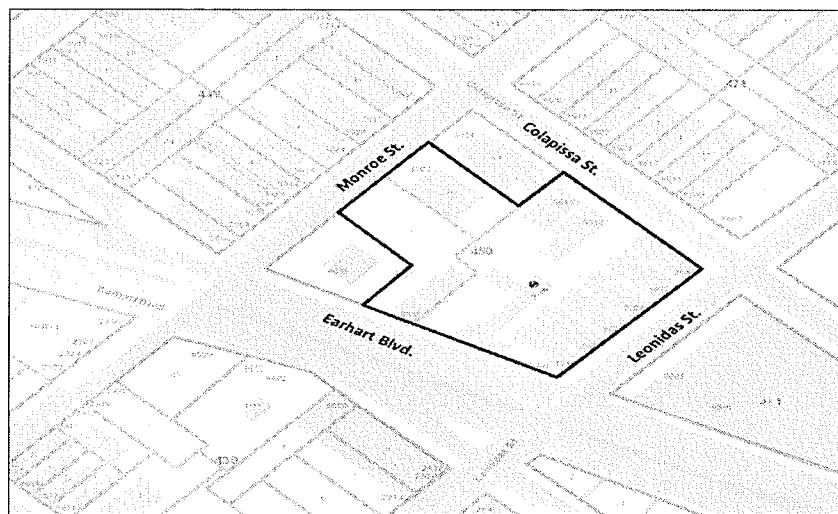


² This property is also the subject of the FLUM amendment PD-03-04, which is also a request from Mixed Use Medium Density to Institutional.

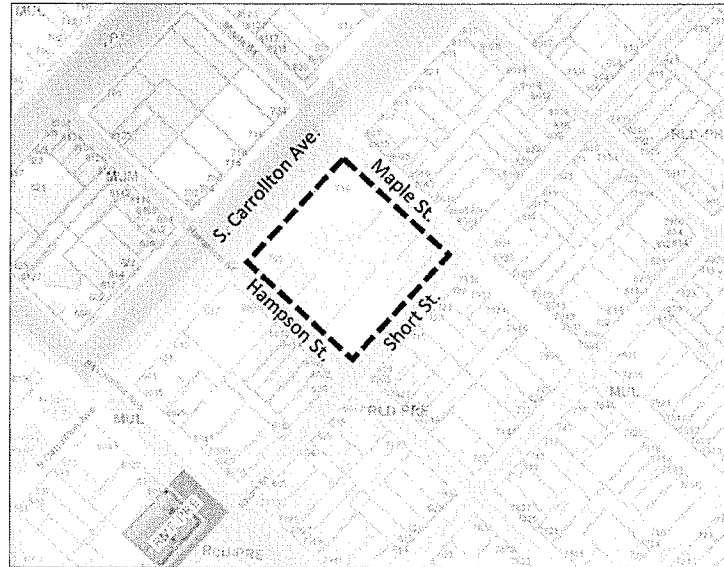
19) *Change of Future Land Use Map Designation from Residential Low Density Pre War to **Institutional*** for the properties located on on Lots 1, 2, 3, and 4, Square 655, bounded by Cadiz Street, Willow Street, Clara Street, and Upperline Street, in the Sixth Municipal District. The municipal addresses are **4601 and 4613 Clara Street**.



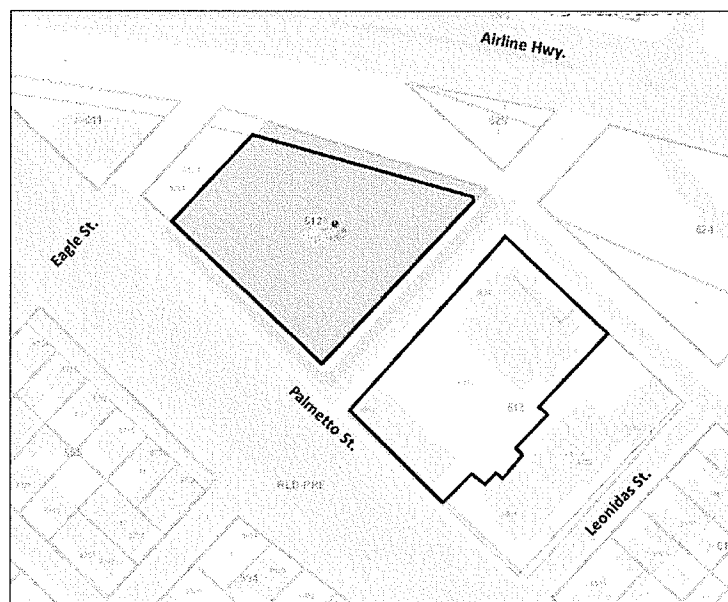
20) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Neighborhood Commercial*** for the properties located on Lots C, A2 and Z, Square 450, Seventh Municipal District, bounded by Earhart Boulevard, Monroe, Colapissa, and Leonidas Streets. The municipal addresses are **3014 Leonidas Street, 3027 Monroe Street, and 8615 Earhart Boulevard**.



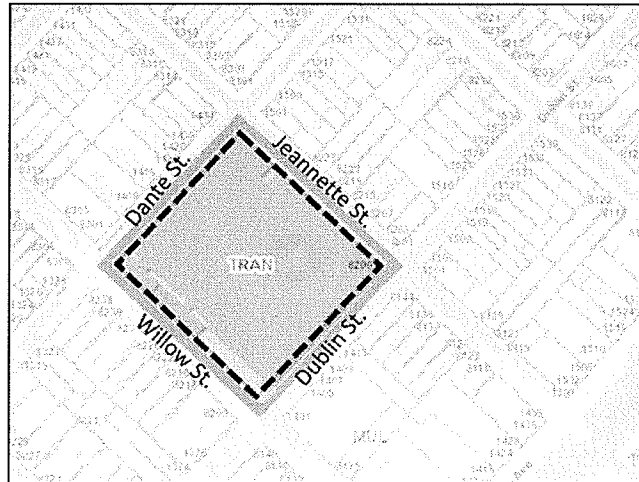
21) Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Mixed Use Low Density** for the property is located on Square 84, bounded by S. Carrollton Avenue, Hampson Street, Maple Street and Short Street, in the Seventh Municipal District. The municipal addresses are **701-719 South Carrollton Ave.**



22) Change of Future Land Use Map Designation from Parkland and Open Space (Square 612) and Residential Low Density Pre-War (Square 613) to **Residential Multi-Family Pre-War** for the properties on located on Lot 612-A, Square 612, and Lot 613-B, Square 613 (not including the undesignated triangle portion of Square 625 on the river side of Airline Highway), Seventh Municipal District, bounded by Palmetto Street, Eagle Street, Airline Highway, and Leonidas Street. The municipal addresses are **8701 Palmetto Street and 3801 Monroe Street.**



23) *Change of Future Land Use Map Designation from Transportation to **Mixed Use Low Density*** for the property comprising all of Square 180 bounded by Dante, Willow, Dublin, and Jeanette Streets, in the Seventh Municipal District. The municipal address is **8200 Jeanette Street**.



ATTACHMENT A

CM WILLIAMS'

FUTURE LAND USE MAP AMENDMENTS

A) Change of Multiple Future Land Use Map Designations from Mixed Use Low Density to **Mixed Use Medium Density** for the following properties as illustrated on the map attached hereto:

1. Properties designated as Mixed-Use Low Density on square 69, bounded by Dublin St, Leak Ave., and Hampson St.
2. Properties designated as Mixed-Use Low Density on square 86, bounded by Dublin St., Maple St., Leake Ave., and Dante St.
3. Properties designated as Mixed-Use Low Density on square 87, bounded by Dante St., Leake Ave., and Maple St.
4. Properties designated as Mixed-Use Low Density on square 140, bounded by Monroe St. extended, Oak St., Eagle St. extended, and the Mississippi River Trail.
5. Properties designated as Mixed-Use Low Density on square 141, bounded by General Ogden St., Leake Ave., and Eagle St.
6. Properties designated as Mixed-Use Low Density on square 142, bounded by Oak St., The Jefferson/Orleans Parish line, and General Ogden St.
7. Properties designated as Mixed-Use Low Density on square 143A, bounded by The Jefferson/Orleans Parish line, Oak St., and General Ogden St.
8. Properties designated as Mixed-Use Low Density on square 144 with the exception of lot 14, bounded by General Ogden St., Oak St., Eagle St., and Plum St.
9. Properties designated as Mixed-Use Low Density on square 145 fronting Oak St, bounded between Oak St., Eagle St., and Monroe St.
10. Properties designated as Mixed-Use Low Density on square 186, bounded by Laurel St., Jefferson Ave., Magazine St., and Leontine St.
11. Properties designated as Mixed-Use Low Density on square 134 fronting S Carrollton Ave. and Oak St, bounded by Oak St., S Carrollton Ave., Zimpel St., and Dublin St.
12. Properties designated as Mixed-Use Low Density on square 151, bounded by S Carrollton Ave., Plum St., Dublin St., and Oak St.
13. Properties designated as Mixed-Use Low Density on square 164 fronting S. Carrollton Ave, bounded by Plum St., S Carrollton Ave., Willow St., and Dublin St.
14. Properties designated as Mixed-Use Low Density on square 181 facing S Carrollton Ave., including lot X, bounded by Willow St., Dublin St., Jeanette St., and S Carrollton Ave.
15. Properties designated as Mixed-Use Low Density on square 194, bounded by Jeanette St., Dublin St., Birch St., and S Carrollton Ave.

ATTACHMENT A

16. Properties designated as Mixed-Use Low Density on square 133, bounded by Short St., Oak St., S Carrollton Ave., and Zimple St.
17. Properties designated as Mixed-Use Low Density on square 152, bounded by Oak St., Short St., Plum St., and S Carrollton Ave.
18. Properties designated as Mixed-Use Low Density on square 467, bounded by Dante St., Earhart Blvd., Dublin St., and Oleander St.
19. Properties designated as Mixed-Use Low Density on square 466, bounded by Dublin St., Earhart Blvd., Oleander St., and S Carrollton Ave.
20. Properties designated as Mixed-Use Low Density on square 465, bounded by S Carrollton Ave., Earhart Blvd., Short St., and Oleander St.
21. Properties designated as Mixed-Use Low Density on square 464, bounded by Earhart Blvd., Short St., Oleander St., and Fern St.
22. Properties designated as Mixed-Use Low Density on square 463, bounded by Earhart Blvd., Fern St., and Oleander St.
23. Properties designated as Mixed-Use Low Density on square 495, bounded by Oleander St., S Carrollton Ave., Forshey St., and Dublin St.
24. Properties designated as Mixed-Use Low Density on square 496, bounded by S Carrollton Ave., Forshey St., Short St., and Oleander St.
25. Properties designated as Mixed-Use Low Density on square 504, bounded by Forshey St., Short St., Olive St., and S Carrollton Ave.
26. Properties designated as Mixed-Use Low Density on square 505, bounded by Forshey St., Dublin St., Olive St. and S Carrollton Ave.
27. Properties designated as Mixed-Use Low Density on square 506, bounded by Forshey St., Dublin St., Olive St., and Dante St.
28. Properties designated as Mixed-Use Low Density on square 536A, bounded by Olive St., S Carrollton Ave., Dante St., and Edinburgh St. extended.
29. Properties designated as Mixed-Use Low Density on square 538, bounded by Short St., Edinburgh St., S Carrollton Ave., and Olive St.
30. Properties designated as Mixed-Use Low Density on square 292, bounded by O.C. Haley Blvd., Saint Andrew St., S Rampart St., and Felicity St.
31. Properties designated as Mixed-Use Low Density on square 267, bounded by O.C. Haley Blvd., Saint Andrew St., Baronne St., and Felicity St.
32. Properties designated as Mixed-Use Low Density on square 28, bounded by Soraparu St., Rousseau St., Jackson Ave., and Tchoupitoulas St.
33. Properties designated as Mixed-Use Low Density on square 29, bounded by Rousseau St., Jackson St., Tchoupitoulas St., and Phillip St.
34. Properties designated as Mixed-Use Low Density on square 30, bounded by Jackson St., Tchoupitoulas St., Rousseau St., and Josephine St.
35. Properties designated as Mixed-Use Low Density on square 43, bounded by Jackson Ave., Rousseau St., Josephine St., and Saint Thomas St.
36. Properties designated as Mixed-Use Low Density on square 44, bounded by Rousseau St., Jackson Ave., Saint Thomas St., and Philip St.

ATTACHMENT A

37. Properties designated as Mixed-Use Low Density on square 66, bounded by Jackson Ave., Chippewa St., Saint Thomas St., and Josephine St.
38. Properties designated as Mixed-Use Low Density on square 248, bounded by O.C. Haley Blvd., Terpsichore St., Baronne St., and Euterpe St.
39. Properties designated as Mixed-Use Low Density on square 249, bounded by O.C. Haley Blvd., Terpsichore St., Baronne St., and Melpomene St.
40. Properties designated as Mixed-Use Low Density on square 242, bounded by MLK Blvd., Baronne St., Carondelet St., and Terpsichore St.
41. Properties designated as Mixed-Use Low Density on square 243, bounded by Euterpe St., Baronne St., Carondelet St., and Terpsichore St.
42. Properties designated as Mixed-Use Low Density on square 207, bounded by Polymnia St., Saint Charles Ave., Felicity St., and Carondelet St.
43. Properties designated as Mixed-Use Low Density on square 208, bounded by Polymnia St., Saint Charles Ave., Euterpe St., and Carondelet St.
44. Properties designated as Mixed-Use Low Density on square 209, bounded by Saint Charles Ave., Terpsichore St., Carondelet St., and Euterpe St.
45. Properties designated as Mixed-Use Low Density on square 210, bounded by MLK Blvd., Saint Charles Ave., Terpsichore St., and Carondelet St.
46. Properties designated as Mixed-Use Low Density on square 211, bounded by Thalia St., Saint Charles Ave., MLK Blvd., and Carondelet St.
47. Properties designated as Mixed-Use Low Density on square 212, bounded by Saint Charles Ave., Erato St., Carondelet St., and Thalia St.
48. Properties designated as Mixed-Use Low Density on square 213, bounded by Erato St., Carondelet St., Clio St., and Saint Charles Ave.
49. Properties designated as Mixed-Use Low Density on square 214, bounded by Clio St., Carondelet St., Calliope St., and Saint Charles Ave.
50. Properties designated as Mixed-Use Low Density on square 184, bounded by Clio St., Saint Charles Ave., Calliope St., and Margaret Pl.
51. Properties designated as Mixed-Use Low Density on square 189, bounded by Thalia St., Prytania St., Erato St., and Coliseum St.
52. Properties designated as Mixed-Use Low Density on square 188, bounded by Coliseum St. and Erato St.
53. Properties designated as Mixed-Use Low Density on square 186, bounded by Erato St., Coliseum St., Clio St., and Margaret Pl.
54. Properties designated as Mixed-Use Low Density on square 156, bounded by Erato St., Camp St., Calliope St., and Magazine St.
55. Properties designated as Mixed-Use Low Density on square 139, bounded by Erato St., Magazine St., Calliope St., and Constance St.
56. Properties designated as Mixed-Use Low Density on square 118, bounded by Erato St., Constance St., Calliope St. and Annunciation St.
57. Properties designated as Mixed-Use Low Density on square 100, bounded by Thalia St., Annunciation St., Calliope St., and Saint Thomas St.

ATTACHMENT A

58. Properties designated as Mixed-Use Low Density on square 117, bounded by Thalia St., Constance St., Erato St., and Annunciation St.
59. Properties designated as Mixed-Use Low Density on square 140, bounded by Thalia St., Magazine St., Erato St., and Constance St.
60. Properties designated as Mixed-Use Low Density on square 141, bounded by Melpomene St., Magazine St., Thalia St., and Constance St.
61. Properties designated as Mixed-Use Low Density on square 154, bounded by Melpomene St., Camp St., Thalia St., and Magazine St.
62. Properties designated as Mixed-Use Low Density on square 155, bounded by Thalia St., Camp St., Erato St., and Magazine St.
63. Properties designated as Mixed-Use Low Density on square 95, bounded by Orange St., Chippewa St., Race St., and Saint Thomas St.
64. Properties designated as Mixed-Use Low Density on square 79, bounded by Orange St., Saint Thomas St., Race St., and Religious St.
65. Properties designated as Mixed-Use Low Density on square 80, bounded by Orange St., Religious St., Race St., and Tchoupitoulas St.
66. Properties designated as Mixed-Use Low Density on square 487, bounded by Franklin Ave., Marais St., Port St., and Saint Claude Ave.
67. Properties designated as Mixed-Use Low Density on square 488, bounded by Franklin Ave., Urquhart St., and Arts St.
68. Properties designated as Mixed-Use Low Density on square 489, bounded by Marais St., Music St., Urquhart St., Franklin Ave., and Arts St.
69. Properties designated as Mixed-Use Low Density on square 395, bounded by Saint Claude Ave., Music St., Marais St., and Franklin Ave.
70. Properties designated as Mixed-Use Low Density on square 1930, bounded by Florida Ave., N Broad St., Treasure St., and Allen St.
71. Properties designated as Mixed-Use Low Density on square 1931, bounded by N Broad St., London Ave. extended, Treasure St., and Florida St. extended.
72. Properties designated as Mixed-Use Low Density on square 242, bounded by N Roman St., Conti St., N Prieur St., and Saint Louis St.
73. Properties designated as Mixed-Use Low Density on square 220, bounded by N Derbigny St., Conti St., N. Roman St., and Saint Louis St.
74. Properties designated as Mixed-Use Low Density on square 213, bounded by N. Claiborne Ave., Conti St., N Derbigny St., and Saint Louis St.
75. Properties designated as Mixed-Use Low Density on square 224, bounded by N Derbigny extended, Orleans Ave., N Roman St., and Saint Ann St.
76. Properties designated as Mixed-Use Low Density on square 690, bounded by S Jeff Davis Parkway, Gravier St. extended, S Clark St., and Tulane Ave.
77. Properties designated as Mixed-Use Low Density on square 691, bounded by S Jeff Davis Parkway, I-10, S Clark extended, and Gravier St. extended.

ATTACHMENT A

78. Properties designated as Mixed-Use Low Density on square 617, bounded by N Bernadotte St., Saint Louis St., N Anthony St., City Park Ave., and Toulouse St.
79. Properties designated as Mixed-Use Low Density on square 623, bounded by N Anthony St., Saint Louis St., and City Park Ave.
80. Properties designated as Mixed-Use Low Density on square 845, bounded by Bottinelli Pl., Canal St., and Saint Patrick Cemetery No. 1.
81. Properties designated as Mixed-Use Low Density on square 628, bounded by N Anthony St., Canal St., Helena St. extended, and Iberville St.
82. Properties designated as Mixed-Use Low Density on square 783 fronting Canal St., bounded by S Carrollton Ave., Cleveland Ave., S Solomon St., and Canal St.
83. Properties designated as Mixed-Use Low Density on square 536, bounded by N Carrollton Ave., Canal St., David St., and Iberville St.
84. Properties designated as Mixed-Use Low Density on square 532, bounded by N Pierce St., Iberville St., N Carrollton Ave., and Bienville Ave.
85. Properties designated as Mixed-Use Low Density on square 537, bounded by N Carrollton Ave., Iberville St., David St., and Bienville Ave.
86. Properties designated as Mixed-Use Low Density on square 756 fronting Canal St., bounded by S Pierce St., Cleveland Ave., S Carrollton Ave., and Canal St.
87. Properties designated as Mixed-Use Low Density on square 755, bounded by S Scott St., Cleveland Ave., S Pierce St., and Canal St.
88. Properties designated as Mixed-Use Low Density on square 732, bounded by S Cortez St., Cleveland Ave., S Scott St., and Canal St.
89. Properties designated as Mixed-Use Low Density on square 731, bounded by S Telemachus St., Cleveland Ave., S Cortez St., and Canal St.
- ~~90. Properties designated as Mixed-Use Low Density on square 709, bounded by S Genois St., Cleveland Ave., S Telemachus St., and Canal St.~~
91. Properties designated as Mixed-Use Low Density on square 708, bounded by S Clark St., Cleveland Ave., S Genois St., and Canal St.
92. Properties designated as Mixed-Use Low Density on square 684, bounded by S Jeff Davis Pkwy, Cleveland Ave., S Clark St., and Canal St.
93. Properties designated as Mixed-Use Low Density on square 683, bounded by S Rendon St., Cleveland Ave., S Jeff Davis Pkwy., and Canal St.
94. Properties designated as Mixed-Use Low Density on square 658, bounded by S Lopez St., Cleveland Ave., S Rendon St., and Canal St.
95. Properties designated as Mixed-Use Low Density on square 657, bounded by S Salcedo St., Cleveland Ave., S Lopez St., and Canal St.
96. Properties designated as Mixed-Use Low Density on square 632, bounded by S Gayoso St., Cleveland Ave., S Salcedo St., and Canal St.
97. Properties designated as Mixed-Use Low Density on square 631, bounded by S Dupre St., Cleveland Ave., S Gayoso St., and Canal St.

ATTACHMENT A

98. Properties designated as Mixed-Use Low Density on square 608, bounded by S White St., Cleveland Ave., S Dupre St., and Canal St.
99. Properties designated as Mixed-Use Low Density on square 607, bounded by S Broad St., Cleveland Ave., S White St., and Canal St.
100. Properties designated as Mixed-Use Low Density on square 606, bounded by S Broad St., Palmyra St, S White St., and Cleveland Ave.
101. Properties designated as Mixed-Use Low Density on square 605, bounded by S Broad St., Banks St., S White St., and Palmyra St.
102. Properties designated as Mixed-Use Low Density on square 583, bounded by S Dorgenois St., Banks St., S Broad St., and Palmyra St.
103. Properties designated as Mixed-Use Low Density on square 582, bounded by S Dorgenois St., Palmyra St., S Broad St., and Cleveland Ave.
104. Properties designated as Mixed-Use Low Density on square 581, bounded by S Dorgenois St., Cleveland Ave., S Broad St., and Canal St.
105. Properties designated as Mixed-Use Low Density on square 580, bounded by S Rocheblave St., Cleveland Ave., S Dorgenois St., and Canal St.
106. Properties designated as Mixed-Use Low Density on square 276, bounded by N Galvez St., Canal St., N Miro St., and Iberville St.
107. Properties designated as Mixed-Use Low Density on square 303, bounded by N Miro St., Canal St., N Tonti St., and Iberville St.
108. Properties designated as Mixed-Use Low Density on square 304, bounded by N Tonti St., Canal St., N Rocheblave St., and Iberville St.
109. Properties designated as Mixed-Use Low Density on square 381, bounded by N Rocheblave St., Canal St., N Dorgenois St., and Iberville St.
110. Properties designated as Mixed-Use Low Density on square 332, bounded by N Dorgenois St., Canal St., N Broad St., and Iberville St.
111. Properties designated as Mixed-Use Low Density on square 364, bounded by N Broad., Canal St., N White St., and Iberville St.
112. Properties designated as Mixed-Use Low Density on square 363, bounded by N Broad St., Iberville St., N White St., and Bienville Ave.
113. Properties designated as Mixed-Use Low Density on square 362, bounded by N Broad St., Bienville Ave., N White St., and Conti St.
114. Properties designated as Mixed-Use Low Density on square 361, bounded by N Broad St., Conti St., N White St., and Saint Louis St.
115. Properties designated as Mixed-Use Low Density on square 335, bounded by N Dorgenois St., Conti St., N Broad St., and Saint Louis St.
116. Properties designated as Mixed-Use Low Density on square 334, bounded by N Dorgenois St., Bienville Ave., N Broad St., and Conti St.
117. Properties designated as Mixed-Use Low Density on square 333, bounded by N Dorgenois St., Iberville St., N Broad St., and Bienville Ave.
118. Properties designated as Mixed-Use Low Density on square 398, bounded by N Gayoso St., Canal St., N Salcedo St., and Iberville St.

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119. Properties designated as Mixed-Use Low Density on square 422, bounded by N Salcedo St., Canal St., N Lopez St., and Iberville St.
120. Properties designated as Mixed-Use Low Density on square 423, bounded by N Lopez St., Canal St., N Rendon St., and Iberville St.
121. Properties designated as Mixed-Use Low Density on square 452 facing Canal St., bounded by N Rendon St., Canal St., N Jeff Davis Pkwy, and Iberville St.
122. Properties designated as Mixed-Use Low Density on square 453, bounded by N Jeff Davis Pkwy, Canal St., N Clark St. and Iberville St.
123. Properties designated as Mixed-Use Low Density on square 478 facing Canal St., bounded by N Clark St., Canal St., N Genois St., and Iberville St.
124. Properties designated as Mixed-Use Low Density on square 479 facing Canal St., bounded by N Genois St., Canal St., N Telemachus St., and Iberville St.
125. Properties designated as Mixed-Use Low Density on square 504 facing Canal St., bounded by N Telemachus St., Canal St., N Cortez St., and Iberville St.
126. Properties designated as Mixed-Use Low Density on square 505 facing Canal St., bounded by N Cortez St., Canal St., N Scott St., and Iberville St.
127. Properties designated as Mixed-Use Low Density on square 534 facing Canal St., bounded by N Scott St., Canal St., N Pierce St., and Iberville St.
128. Properties designated as Mixed-Use Low Density on square 326, bounded by N Rocheblave St., Lafitte Ave., N Dorgenois st., and Saint Peter St.
129. Properties designated as Mixed-Use Low Density on square 336, bounded by N Dorgenois St., Lafitte Ave., N Broad St., and Toulouse St.
130. Properties designated as Mixed-Use Low Density on square 337, bounded by N Dorgenois St., Toulouse St., N Broad St., and Saint Peter St.
- ~~131. Properties designated as Mixed-Use Low Density on square 360, bounded by N Broad St., Lafitte Ave., N White Ave., and Toulouse St.~~
132. Properties designated as Mixed-Use Low Density on square 369, bounded by N White St., Lafitte Ave., N Dupre St., and Toulouse St.
133. Properties designated as Mixed-Use Low Density on square 393, bounded by N Dupre St., Lafitte Ave., N Gayoso St., and Toulouse St.
134. Properties designated as Mixed-Use Low Density on square 392, bounded by N Dupre St., Toulouse St., N Gayoso St., and Saint Peter St.
135. Properties designated as Mixed-Use Low Density on square 370, bounded by N White St., Toulouse St., N Dupre St., and Saint Peter St.
136. Properties designated as Mixed-Use Low Density on square 359, bounded by N Broad St., Toulouse St., N White St., and Saint Peter St.
137. Properties designated as Mixed-Use Low Density on square 358, bounded by N Broad St., Saint Peter St., N White St., and Orleans Ave.
138. Properties designated as Mixed-Use Low Density on square 357, bounded by N Broad St., Orleans Ave., N White St., and Saint Ann St.

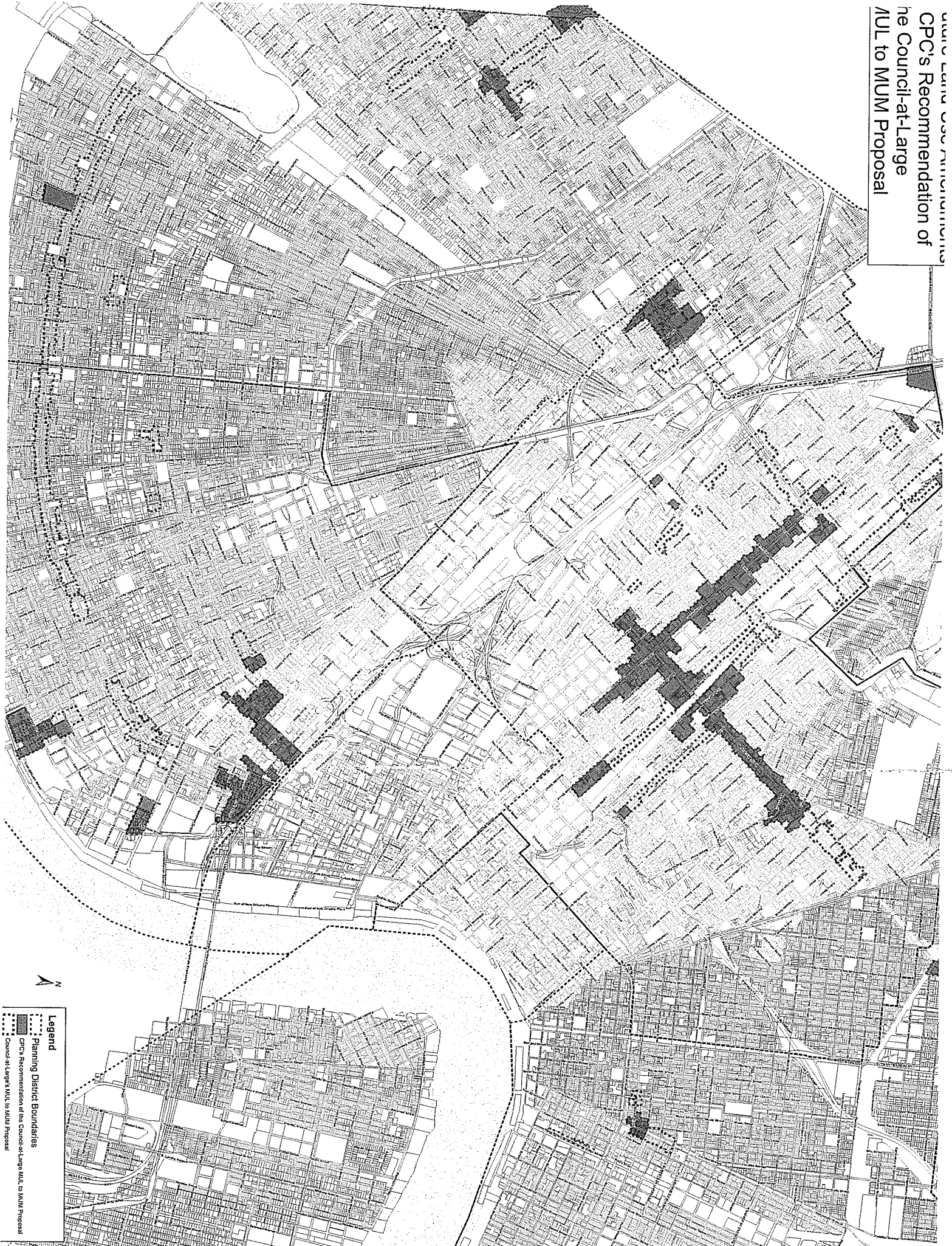
ATTACHMENT A

139. Properties designated as Mixed-Use Low Density on square 356, bounded by N Broad St., Saint Ann St., N White St., and Dumaine St.
140. Properties designated as Mixed-Use Low Density on square 355, bounded by N Broad St., Dumaine St., N White St., and Saint Phillip St.
141. Properties designated as Mixed-Use Low Density on square 354, bounded by N Broad St., Saint Philip St., N White St., Belle Chasse St., and Ursulines Ave.
142. Properties designated as Mixed-Use Low Density on square 350, bounded by N Broad St., Orchid St., Crete St., and Ursulines Ave.
143. Properties designated as Mixed-Use Low Density on square 349, bounded by N Broad St., Orchid St., Crete St., Esplanade Ave., and Bell St.
144. Properties designated as Mixed-Use Low Density on square 1521, bounded by N Broad St., Esplanade Ave., and De Soto St.
145. Properties designated as Mixed-Use Low Density on square 1520, bounded by N Broad St., De Soto St., Crete St., and Lepage St.
146. Properties designated as Mixed-Use Low Density on square 1529, bounded by Lepage St., Crete St., Grand Route St John, Bayou Rd., and Columbus St.
147. Properties designated as Mixed-Use Low Density on square 1354 fronting Columbus St. with the addition of lot B., bounded by N Dorgenois St., Columbus St., N Broad St., and Laharpe St.
148. Properties designated as Mixed-Use Low Density on square 1353, bounded by N Dorgenois St., Bayou Rd., N Broad St., and Columbus St.
149. Properties designated as Mixed-Use Low Density on square 1345, bounded by N Rocheblave St., Kerlerec St., N Dorgenois St., and Columbus St.
150. Properties designated as Mixed-Use Low Density on square 1346, bounded by N Rocheblave St., Bayou Rd., and Kerlerec St.
- ~~151. Properties designated as Mixed-Use Low Density on square 1347, bounded by N Rocheblave St., Esplanade Ave., N Dorgenois St., and Bell St.~~
152. Properties designated as Mixed-Use Low Density on square 1351, bounded by Bayou Rd., N Broad St., and De Soto St.
153. Properties designated as Mixed-Use Low Density on square 1349, bounded by N Dorgenois St., Bell St., N Broad St., and De Soto St.
154. Properties designated as Mixed-Use Low Density on square 1350, bounded by N Dorgenois St., Bell St., N Broad St., and De Soto St.
155. Properties designated as Mixed-Use Low Density on square 1348, bound by N Dorgenois St., Esplanade Ave., N Broad Ave., and Bell St.
156. Properties designated as Mixed-Use Low Density on square 345, bounded by N Dorgenois St., Barracks St., N Broad St., and Esplanade Ave.
157. Properties designated as Mixed-Use Low Density on square 344, bounded by N Dorgenois St., Gov. Nicholls St., N Broad St., and Barracks St.
158. Properties designated as Mixed-Use Low Density on square 343, bounded by N Dorgenois St., Ursulines Ave., N Broad St., and Gov. Nicholls St.

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159. Properties designated as Mixed-Use Low Density on square 342, bounded by N Dorgenois St., Saint Phillip St., N Broad St., and Ursulines Ave.
 160. Properties designated as Mixed-Use Low Density on square 341, bounded by N Dorgenois St., Dumaine St., N Broad St., and Saint Phillip St.
 161. Properties designated as Mixed-Use Low Density on square 340, bounded by N Dorgenois St., Saint Ann St., N Broad St., and Dumaine St.
 162. Properties designated as Mixed-Use Low Density on square 339 fronting N Broad St. with the addition of lots 3, 4, 24, 25 and 26, bounded by N Dorgenois St., Orleans Ave., N Broad St., and Saint Ann St.
 163. Properties designated as Mixed-Use Low Density on square 338, bounded by N Dorgenois St., Saint Peter St., N Broad St., and Orleans Ave.
 164. Property designated as Mixed-Use Low Density on an undesignated lot known as the Orleans Parish Communication District with municipal address 118 City Park Ave.
- b) Change of Future Land Use Map Designation from Mixed Use Low Density to **Mixed-Use High Density**, for the property located on Lots 5-A, 2-A, 2-B, 3B, 3C, 11, and 12, Square 29, Fourth Municipal District. The municipal addresses are **439 Philip Street, 2225 Tchoupitoulas Street, 420 Jackson Avenue, and 418 Jackson Avenue**. The subject property is bounded by Jackson Avenue and Philip, Rousseau, and Tchoupitoulas Streets.
- c) Change of Future Land Use Map Designation from Mixed Use Low Density to **Mixed-Use High Density**, for the petitioned property located on the entirety of Square 28, Fourth Municipal District. The municipal addresses are **428 and 442 Philip Street, 215 Soraporu Street, 2330 Rousseau Street, and 2333 Tchoupitoulas Street**. The subject property is bounded by Soraporu, Philip, Rousseau, and Tchoupitoulas Streets.

Council at-Large
CPC's Recommendation of
the Council-at-Large
MUL to MUM Proposal



Legend

- Planning District Boundaries
- CPC's Recommendation of the Council-at-Large MUL to MUM Proposal
- Council-at-Large's MUL to MUM Proposal

Codi E. Davis

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

From: Jolie Bonck [<mailto:jboncklot@yahoo.com>]
Sent: Monday, September 4, 2017 1:23 PM
To: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <ltalley@nola.gov>
Subject: opposition to MUM

To Whom It May Concern:

I strongly oppose the “*Williams Amendment*” which proposes to allow more intense development in Mid-City, through a change from “Mixed Use Low Density Land Use (MUL)” to “Mixed Use Medium Density land use (MUM). Our infrastructure in Mid-City is failing us, traffic is terrible, parking impossible, streets are pot hole ridden, and even in a moderate rain storm we flood. We do NOT need more stress on the neighborhood with adding more people!!! I own my home and have lived in it for 31 years and have witnessed a loss of the residential quality of the neighborhood. Please save the residential aspects and the few historic buildings we have left. Building high density, high rises will destroy us.

Jolie Bonck

Codi E. Davis

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

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

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

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

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

Codi E. Davis

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

From: Jennifer Farwell [<mailto:jenfarwell@gmail.com>]
Sent: Monday, September 4, 2017 4:57 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Position for Master Plan Amendments

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

Jennifer Farwell
(504) 232-7178
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[mobile.print.social.web](#)

- **M-17-412, “Williams”:** Oppose MUM. Strongly support council modification and the retention of MUL for entire Williams Amendment within Mid-City.
- **M-17-412, PD-4 d:** Support Commission recommendation for approval for the change from TRANS to *Industrial*, not modified change to *institutional* for the RTA facility on Canal Street. Opposed to modified change to *Institutional*.
- **M-17-412, PD-4 b (3100 Banks Street) :** Support retention of current RLD-Pre suggested by Council (instead of Recommended MUL or proposed MUM)

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 11:59 AM
To: Larry W. Massey Jr.
Subject: FW: Proposed zoning changes

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

From: Mary Logsdon [<mailto:logmary@gmail.com>]
Sent: Sunday, September 3, 2017 9:24 AM
To: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <lalley@nola.gov>
Cc: Susan G. Guidry <sgguidry@nola.gov>; LaToya Cantrell <lcantrell@nola.gov>; Jason Williams <jawilliams@nola.gov>
Subject: Proposed zoning changes

I was just made aware of proposed zoning changes that are of major concern to me. I am a mid-city resident, just off of Canal and Carrollton Avenues. The large amount of development that has occurred post-Katrina is a mixed bag—with some benefits as well as many drawbacks. The possibility of even greater development, however, is a major concern for residents in this area. I am totally opposed to permitting more intense uses and higher densities to an area that already has serious flooding and traffic concerns.

Sincerely,

Mary Logsdon
124 South Solomon Street
NOLA 70119

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:12 PM
To: Larry W. Massey Jr.
Subject: FW: Request for info

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

From: Robert D. Rivers
Sent: Wednesday, August 23, 2017 12:42 PM
To: Paul Cramer <pcramer@nola.gov>
Subject: FW: Request for info

Paul:

See below. What is the deadline we have posted for the Master Plan? If we're not hearing it until October 10, wouldn't the deadline be October 2? If so, why would she be worried about this weekend?

Let me know.

Thanks,

bob

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

From: Debra [<mailto:bcswdebra@aol.com>]
Sent: Tuesday, August 22, 2017 8:21 PM
To: Susan G. Guidry <sgguidry@nola.gov>
Cc: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <ltalley@nola.gov>
Subject: Request for info

Dear CM Guidry

As I speak today with my Mid-City neighbors about the upcoming CPC deadline for written comment on the Master Plan reconsideration, many of our conversations have turned to the impending deluge we may face with TS Harvey and what that means for our already compromised neighborhood. As I'm sure you know, it is quite challenging to attempt to fashion reasonable and coherent feedback for a city commission while simultaneously planning for possible flooding and/or evacuation.

I am troubled that the deadline for written comment is during a time of grave uncertainty for my community, a time that the city is under an Emergency Declaration, a time that many of us are necessarily distracted by the weather reports and pump updates.

I am writing to express my concerns but to also specifically ask what are the contingency plans for the extension of this CPC deadline should there be a weather event?

At a time when many of my neighbors are continuing to recover from the loss of property, including their vehicles, I am baffled as to why such an important public process as the Master Plan comment period is continuing to move forward

without consideration of the particular challenges many are facing now and the possible challenges that may arise in the near future. To further my understanding, could you clarify what the specific deadline for the CPC's consideration is, i.e., on what date is the 60th day?

As always, I appreciate your efforts on behalf of our community and particularly, your advocacy and information sharing related to the current state of our pumps and drainage capacity. Please note, I have copied Mr Rivers and Ms Alley of the CPC for their visibility.

Sincerely
Debra Voelker

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:12 PM
To: Larry W. Massey Jr.
Subject: FW: Request for info

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

From: Paul Cramer
Sent: Wednesday, August 23, 2017 12:48 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: RE: Request for info

Yes - the deadline for written comments is Oct. 2. She must be confused.

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

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Sent: Wednesday, August 23, 2017 12:42 PM
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Subject: FW: Request for info

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To: Paul Cramer <pcramer@nola.gov>
Subject: RE: Request for info

Thanks

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Sent: Tuesday, August 22, 2017 8:21 PM
To: Susan G. Guidry <sgguidry@nola.gov>
Cc: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <ltalley@nola.gov>
Subject: Request for info

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Sincerely
Debra Voelker

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:11 PM
To: Larry W. Massey Jr.
Subject: FW: Request for info

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

From: Robert D. Rivers
Sent: Wednesday, August 23, 2017 3:10 PM
To: 'Debra' <bcswdebra@aol.com>; Susan G. Guidry <sgguidry@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>
Cc: Leslie T. Alley <ltalley@nola.gov>
Subject: RE: Request for info

Hi Debra:

The City Planning Commission will not be taking up the proposed Council modifications to the Master Plan until October 10th. According to the CPC rules, the deadline for written submissions is the close of business on October 2nd. Any weather event this weekend will not affect the deadline.

There will be a hearing on September 12th, but that hearing is only to hear testimony on the proposed modifications -- no action will be taken until October 10th. Accordingly, there is no deadline connected to the September 12th hearing. The deadline for other matters on the September 12th agenda is close of business on September 4th. This weekend's weather will not affect this deadline either.

If there is a weather event that affects either the September 4th or October 2nd deadline (or any other deadline), the CPC will post notices on its website -- www.nola.gov/city-planning/. The general rule is that if the office is closed on a deadline day, the deadline is extended to the next day the office is open. If other circumstances warrant a different response, we will consult with our Commission and act accordingly.

I hope this helps. Please let me know if you have any additional questions.

Thanks,

Bob

Robert D. Rivers
Executive Director
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
504.658.7018
rdrivers@nola.gov

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

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To: Susan G. Guidry <sgguidry@nola.gov>

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As always, I appreciate your efforts on behalf of our community and particularly, your advocacy and information sharing related to the current state of our pumps and drainage capacity. Please note, I have copied Mr Rivers and Ms Alley of the CPC for their visibility.

Sincerely

Debra Voelker

Codi E. Davis

From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:11 PM
To: Larry W. Massey Jr.
Subject: FW: Request for info (Master Plan)

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

From: Debra [mailto:bcswdebra@aol.com]
Sent: Wednesday, August 23, 2017 4:45 PM
To: T. Gordon McLeod <tgmcleod@nola.gov>
Cc: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <ltalley@nola.gov>; Paul M. Harang <pmharang@nola.gov>
Subject: Re: Request for info (Master Plan)

Mr. McLeod

Thank you for your quick response. At this immediate moment, I am not requesting a suspension of any legal deadline due to the current emergency declaration, I am however requesting further information about that process. Is there written material available to me or a link to which I can be directed?

Thank you again for your work in Council District A.

Sincerely
Debra Voelker

> On Aug 23, 2017, at 2:50 PM, T. Gordon McLeod <tgmcleod@nola.gov> wrote:

>

> Ms. Voelker,

>

> The formal transmittal of all Master Plan docs (triggering the 60 day deadline), from the Council Clerk occurred Friday, 8/11. Therefore, the 60th day is 10/10/17. I am informed that the CPC will likely consider these at its 10/10/17 CPC meeting (as that is the 60th day) or before.

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> I believe there are abilities to suspend certain legal deadlines in the event of emergency. To clarify, are you requesting that this be done?

>

> Best regards,

>

> Gordon McLeod

> Chief of Staff

> Councilmember Susan Guidry, District 'A'

>

>

> -----Original Message-----

> From: Debra [mailto:bcswdebra@aol.com]

> Sent: Tuesday, August 22, 2017 8:21 PM

> To: Susan G. Guidry <sgguidry@nola.gov>

> Cc: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <ltalley@nola.gov>

> Subject: Request for info

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From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:11 PM
To: Larry W. Massey Jr.
Subject: FW: Request for info (Master Plan)

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From: T. Gordon McLeod
Sent: Wednesday, August 23, 2017 5:30 PM
To: 'Debra' <bcswdebra@aol.com>
Cc: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <lalley@nola.gov>; Paul M. Harang <pmharang@nola.gov>
Subject: RE: Request for info (Master Plan)

The process is outlined in the City Charter which is available here: https://library.municode.com/la/new_orleans . Other information can be obtained at both of the following websites:

<https://nola.gov/city-planning/mpamendments/>

http://nolacitycouncil.com/resources/resources_masterplanamendments.asp

Best regards,

Gordon McLeod
Chief of Staff
Councilmember Susan Guidry, District 'A'

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Cc: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <lalley@nola.gov>; Paul M. Harang <pmharang@nola.gov>
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> Sent: Tuesday, August 22, 2017 8:21 PM
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From: Robert D. Rivers
Sent: Tuesday, September 05, 2017 12:12 PM
To: Larry W. Massey Jr.
Subject: FW: Request for info

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

From: Debra [mailto:bcswdebra@aol.com]
Sent: Tuesday, August 22, 2017 8:21 PM
To: Susan G. Guidry <sgguidry@nola.gov>
Cc: Robert D. Rivers <rdrivers@nola.gov>; Leslie T. Alley <ltalley@nola.gov>
Subject: Request for info

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Debra Voelker

Codi E. Davis

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

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

Dear Mr. Rivers:

I appreciate your gracious offer.

Please consider this email a formal written request:

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

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

Thank you.

Sincerely,
Karen Ocker

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

August 30, 2017

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

Dear Commissioners,

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

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

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

Sincerely,

Karen Ocker

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Block by block, letter by letter photos of all sites with additional information and/or comments on a few (<i>Exhibits j. - z. and aa. - ee.</i>)	10-23

UPPER MID-CITY INPUT—TEXT - FLUM CATEGORY DESCRIPTIONS

(Land Use Chapter 13 / former Chapter 14)

(g.) Residential Single Family Pre-War

- g. 1.** — STRONGLY SUPPORT deletion of “*on sites*” from the “*Range of Uses*.” Support for strict limits on location of commercial to “buildings” where former commercial use can be verified. Strongly opposed to nextending the exception to vacant lots.
- g. 2.** — OPPOSED to conversion of existing institutional or non-residential buildings to either “*Commercial*” or “*Mixed Use*.” Conversion through planned development should be strictly limited to Multifamily for larger existing structures and should not extend to vacant lots. SUPPORT insertion of “*buildings*” rather than “*uses*”.
- g.** — OPPOSED to removal of density limits from “*Development Character*”

(i.) Residential Low Density Pre-War

- i. 1.** — SUPPORT insertion of language in consideration of “*historical and architectural significance of the existing building, it’s structural integrity, whether the structure is or can be made compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood.*”
- i. 2.** — STRONGLY SUPPORT deletion of “*on sites*” from the “*Range of Uses*.” Support for strict limits on location of commercial to “buildings” where former commercial use can be verified. Strongly opposed to nextending the exception to vacant lots.
- i. 3.** — OPPOSED to conversion of existing institutional or non-residential buildings to either “*Commercial*” or “*Mixed Use*.” Conversion through planned development should be strictly limited to Multifamily for larger existing structures and should not extend to vacant lots. SUPPORT insertion of “*buildings*” rather than “*uses*”.
- i.** — SUPPORT allowing “*higher residential densities*” through planned development ONLY “*when a project is providing significant*” “*long-term affordable housing*” benefits. Please delete the ambiguous language “*public benefits such as.*” Inclusion of long-term affordable housing component should be mandatory to receive higher density allowances.
- i.** — OPPOSED to removal of density limits from “*Development Character*”

(k.) Residential Medium Density Pre-War

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

(l.) Residential Multifamily Pre-War

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

UPPER MID-CITY INPUT—TEXT

(Land Use Chapter 13 / former Chapter 14)

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

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

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

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

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

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

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

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

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

UPPER MID-CITY INPUT —MAP INPUT

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

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

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

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

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

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

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

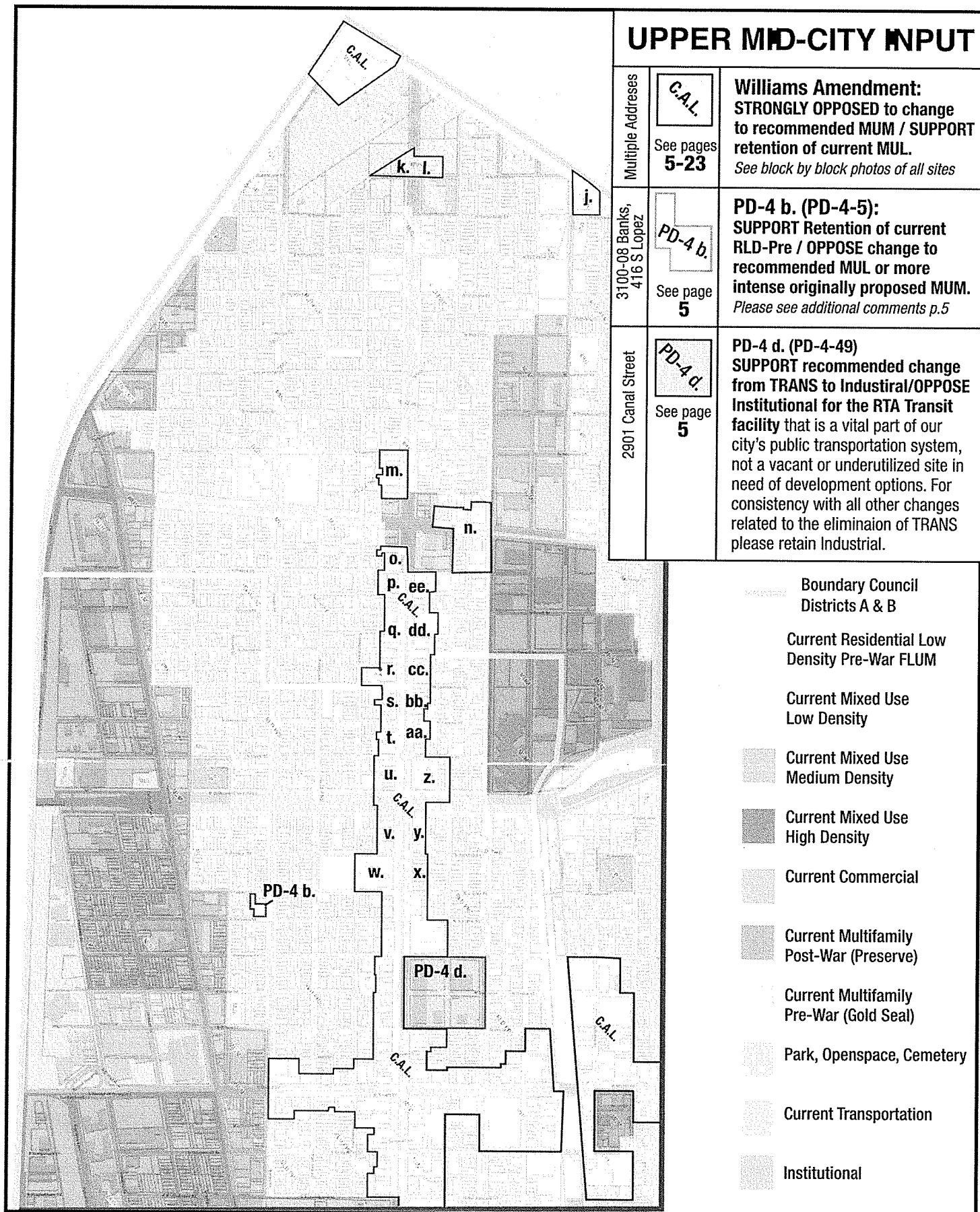
What will the indiscriminate change allow? Zoning which permits 60 foot building heights, up to 5-stories tall in areas predominated by single and two-story historic construction with a handful of occasional taller 3-story Mid-Century office buildings. It will allow zoning changes where area regulations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

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

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

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

FUTURE LAND USE MAP AMENDMENTS —PD 4



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

MUL			MUM			
Just some of the allowable zoning classifications in current MUL			Just some of the allowable zoning classifications which would be allowed in MUM			
	HU-RD2 Two-Family Residential	HU-MU Neighborhood Mixed-Use	HU-RM1 Multi-Family Residential	HU-RM2 Multi-Family Residential	MU-1 Medium Intensity Mixed-Use	C-1 General Commercial
DENSITY	MINIMUM LOT AREA GREATEST ALLOWABLE DENSITY (MULTI-FAMILY)	1 dwelling unit per 2,000sf of lot area	1 dwelling unit per 800sf of lot area above the ground floor / 1 dwelling unit per 1,000sf on the ground floor	1 dwelling unit per 1,250sf of lot area	1 dwelling unit per 800sf of lot area	No minimum lot area provided Multi-Family not listed as a permitted use in C-1
	GREATEST ALLOWABLE DENSITY WITH APPROVAL OF PLANNED DEVELOPMENT	1 dwelling unit per 800sf of lot area Limited to existing structures	1 dwelling unit per 800sf of lot area	1 dwelling unit per 600sf of lot area	1 dwelling unit per 600sf of lot area	N/A
	GREATEST ALLOWABLE DENSITY WITH APPROVAL OF PLANNED DEVELOPMENT + MAXIMUM DENSITY BONUS	1 dwelling unit per 560sf of lot area Limited to existing structures	1 dwelling unit per 560sf of lot area	1 dwelling unit per 420sf of lot area	1 dwelling unit per 420sf of lot area	N/A
	MAXIMUM SIZE COMMERCIAL USE	3,000 sf use limit Over 3,000sf prohibited Limited to 1st fl. & existing footprint	5,000sf use limit Over 5,000sf requires conditional use Use over 10,000sf prohibited	3,000 sf use limit Over 3,000sf use prohibited Limited to 1st fl. & existing footprint	3,000 sf use limit Over 3,000sf use prohibited Limited to 1st fl. & existing footprint	Unlimited size commercial
COMMERCIAL	HOURS OF OPERATION	Limited to 6am through 10pm.	Limited to 6am through 10pm.	Limited to 6am through 10pm.	Unlimited)	Unlimited
HEIGHT	MAXIMUM ALLOWABLE BUILDING HEIGHT	35 feet	40' feet up to 3 stories	40' feet up to five stories	48 feet up to five stories	40' feet up to 3 stories
PARKING	PARKING EXEMPTIONS FOR NON-RESIDENTIAL USES	Exempt: Uses limited to office, studio, specialty restaurant, retail only.	Exempt: First 5,000sf Collective & Alternating Parking Land Banked Parking On-street spaces count	Exempt: Uses limited to office, studio specialty restaurant, retail only.	Exempt: First 5,000sf Collective & Alternating Parking Land Banked Parking On-street spaces count	No sf exemption Collective & Alternating Parking Land Banked Parking On-street spaces count
SETEBACKS WHICH EFFECT PROXIMITY TO RESIDENTIAL USES AND DEVELOPMENT CHARACTER WITHIN HISTORIC NEIGHBORHOODS	MULTI-FAMILY	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit
	FRONT YARD	See Section 11.3.A.2 Average on blockface	0' build-to-line, except if adjacent average greater than 5', see Section 12.3.B.2	See Section 11.3.A.2 Average on blockface	See Section 11.3.A.2 Average on blockface	Section 15.3.A.2 - average
	INTERIOR SIDE	Residential 3 feet Non-Residential: 5 feet Over 2 stories: 10 feet	None, unless abutting a residential zoning district then 3 feet (does not apply to lot abutting residential use, only zoning)	1-4 Unit or 1-2 story townhouse 3 feet Townhouse over 2-story or multi-family over 5 units 10 feet Non-Residential 5 feet.	1-4 Unit or 1-2 story townhouse 3 feet Townhouse over 2-story or multi-family over 5 units 10 feet Non-Residential 5 feet.	None, unless abutting a residential zoning district then 5' (does not apply where abutting residential use, only zoning)
	CORNER SIDE	Residential 3 feet Non-Residential/over 2 stories 10'	None, to a maximum of 5'	1-2 family See Section 11.3.A. 2-Story Townhouse 3 feet Over 2-Story townhouse: 10 feet Multifamily 3-4 unit: 10% of lot width with a minimum of 3 feet Multi over 5 units / Non-Residential 10'	1-2 family See Section 11.3.A. 2-Story Townhouse 3 feet Over 2-Story townhouse: 10 feet Multifamily 3-4 unit: 10% of lot width with a minimum of 3 feet Multi over 5 units / Non-Residential 10'	None, to a maximum of 5'
	REAR YARD	20% of lot depth or 15', whichever is less	Non-Residential / Mixed Use: None unless abutting a residential zoning district then 15' (does not apply to lot abutting residential use, only residential zoning)	Multi or Non-Residential: 20 feet 1-2 family: 20% of lot depth or 15 feet whichever is less	20 feet	Residential: 20' Non-Residential/Mixed-Use: None, unless abutting a residential district then 20' (does not apply to lot abutting residential use, only zoning)

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

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

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

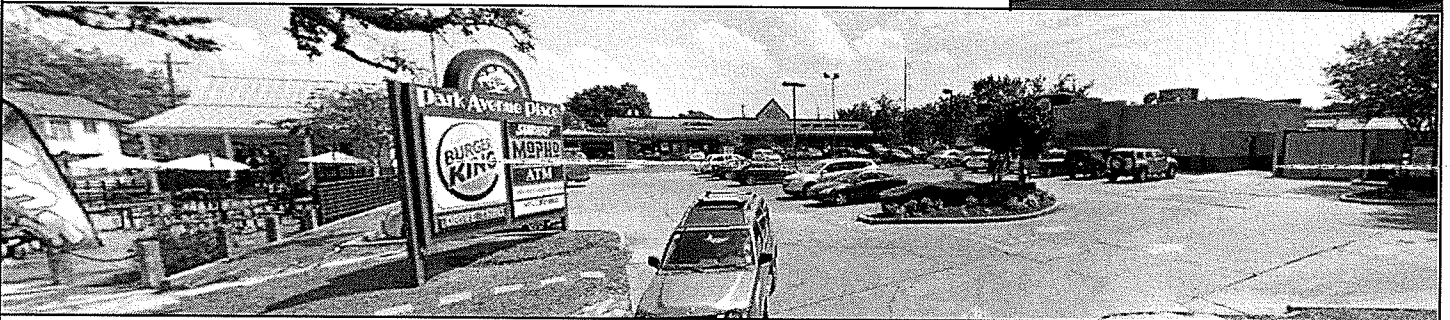
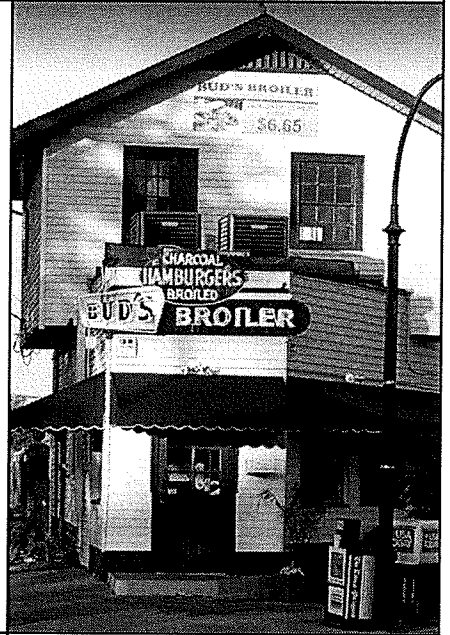
CPC Criteria and guidelines	Mid-City PD-4 Comments in response to criteria
<ul style="list-style-type: none"> •Areas currently designated as MUL that meet the following criteria for “Priority Transit-Oriented Development Areas”: <ul style="list-style-type: none"> • Located within a 30-minute transit/walk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

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

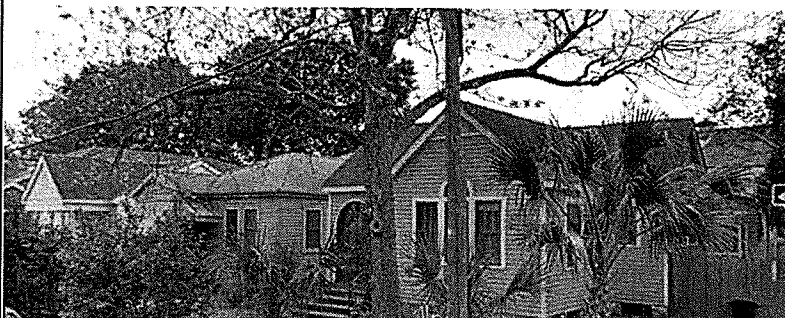


Square 623, 500 City Park, Bud's Broiler — Strongly opposed to MUM for this residential sized triangular shaped lot which is the iconic, historic original Buds Broiler location. We ask that this not be folded into any change to MUM. The change does not encourage preservation of this occupied historic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

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




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



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



RLD-Pre residences on opposing blockface on Toulouse

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

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

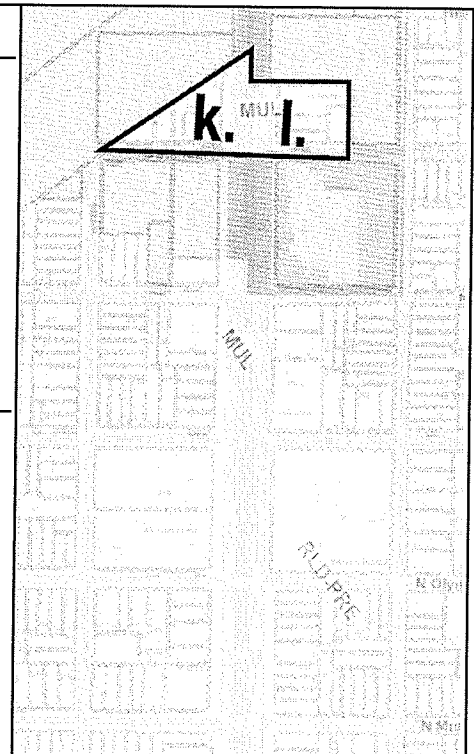
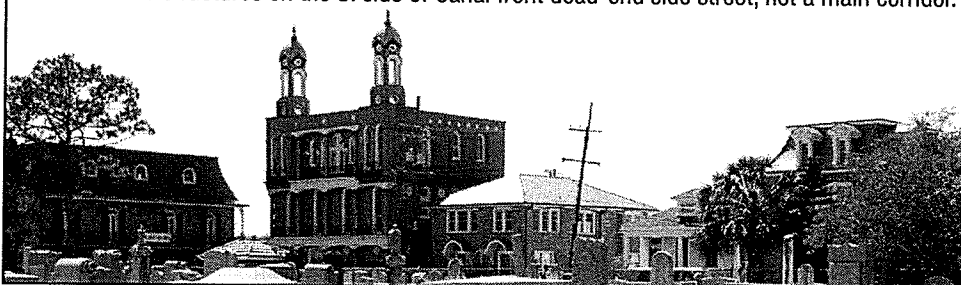
This fails to meet criteria for MUM inclusion as a “Priority Transit development Area.” There are no underutilized or vacant lots. There’s insufficient area to accommodate MUM capacity. A change would create an inconsistency, rather than correct one. Staff’s Report describes *Canal above Hennessey as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

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

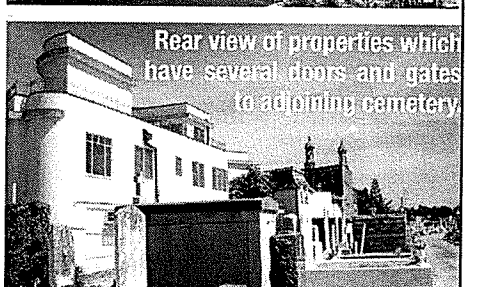
The change is unnecessary to achieve successful mixed use development. We’ve had it right here for more than half a century with an amazing, healthy mix of commercial, affordable residential, and compatible, much needed health, fitness, and social mental health service uses which serve our community.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

100 Block of private Bottinelli Place (private dead-end street)

5 of 7 historic structures on the S. side of Canal front dead-end side street, not a main corridor.



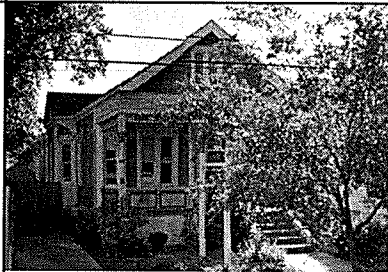
4900 block of Canal (North Side)
and 100 block outh Anthony
4900 block of Canal (South Side)



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

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

UPPER MID-CITY INPUT



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

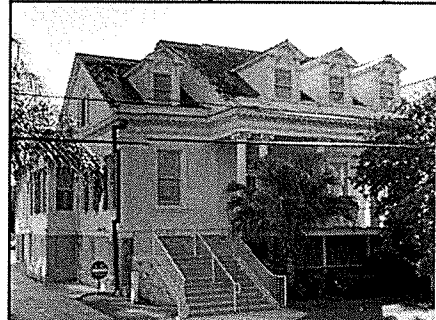
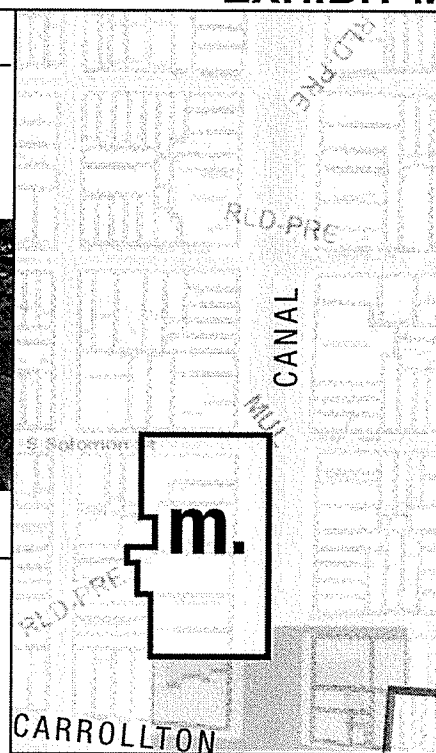


4162 Canal: Historic residential construction

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

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

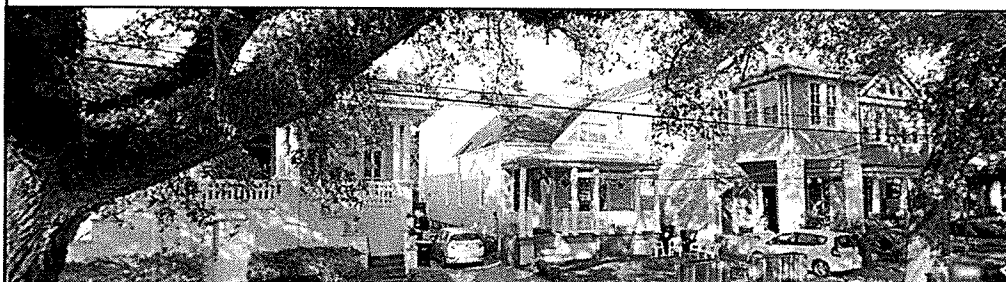
Staff also stressed the importance of tiered approach and healthy transitions. A leap from adjoining RLD-Pre to MUM is the leap that takes the “healthy” out of “*healthy transition.*” Ultimately, MUM allows zoning classifications that allow 5-story, 60ft. heights grossly inconsistent with the character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



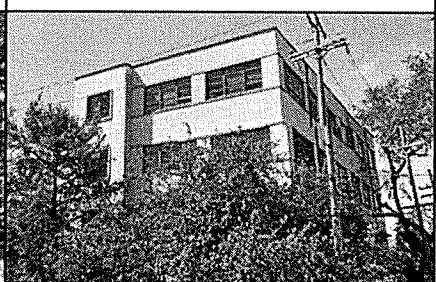
4152 Canal: 2-story, single-family historic residential construction readapted for VOA office use. office).





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



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



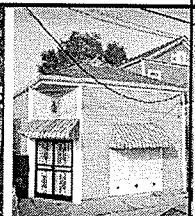
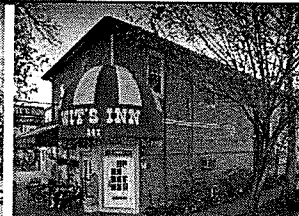
4176 Canal: Singer Sewing Company, HDLC landmark (fully occupied office bldg)

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

**STRONGLY OPPOSED TO MUM**

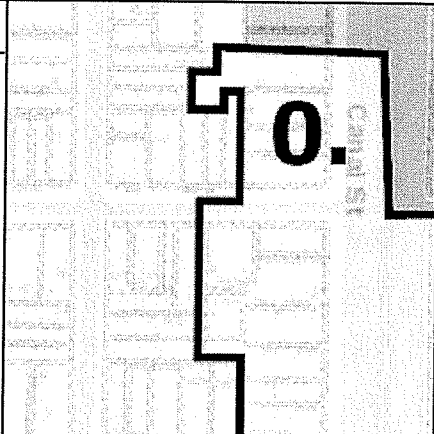

4021 Iberville,
4009-11 Iberville
213 N. Pierce
4005-07 Iberville
4001-03 Iberville

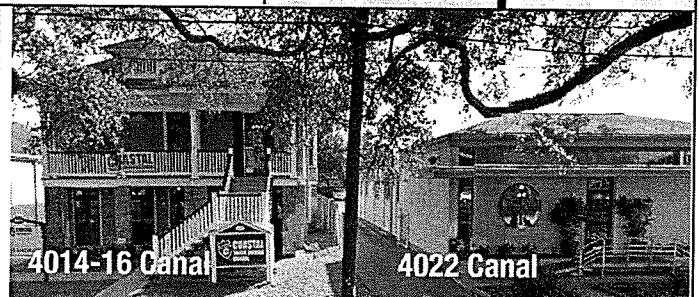
ALSO OPPOSED TO MUM at the following locations included in Ordinance No. 84 not listed: 200, 206, 208-210, 212 and 216 N Carrollton (river side), and 125, 127, 133, 135, 139-141 N Carrollton (lakeside) and 2023 Iberville.



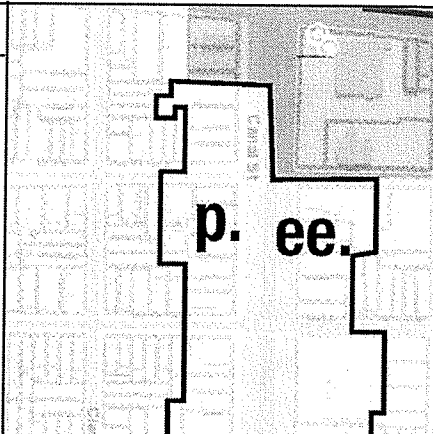

Strongly opposed to MUM for properties included in Ordinance No. 84. Please retain MUL for the entirety of the area described in No. 84, not just a few addresses mentioned in M-17-412. MUM is totally inappropriate. Some sites should've never been designated MUL in the first place. MUL allows more appropriately scale commercial and multifamily development consistent with the character of the area without any change. A change to MUM fails to meet criteria for MUM inclusion as "Priority Transit development Area."

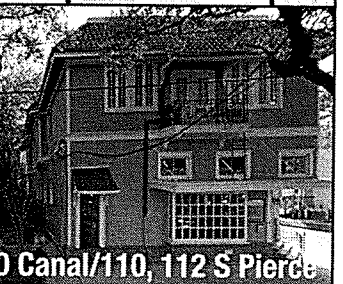
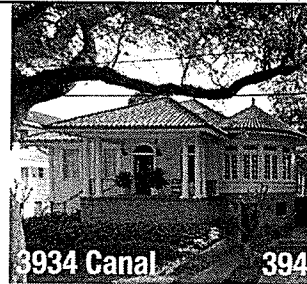
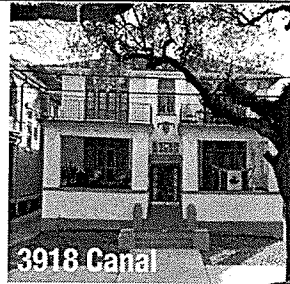
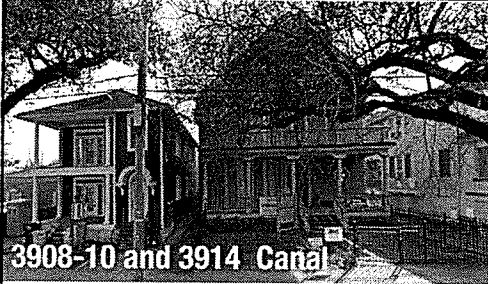
In their reasons for denial of MUM throughout their report Staff had noted blocks *occupied by historic residential structures should remain MUL*. Residential sites and historic residential construction not located on a main corridor N. Pierce and Iberville should not be included. Additionally, this side of Bienville from City Park Avenue to N Telemachus is predominated by historic residential development which is occupied except the intersection at N Carrollton. A jump from low density residential uses to MUM fails to promise the tiered *healthy transition* described by Staff. These are occupied properties which are not vacant or underutilized. Staff was cognizant the request would encourage demolition. MUM capacity or development beyond what exists can only be reached through demolition or alteration of sites beyond recognition. These parcels have insufficient area to accommodate MUM capacity encouraging aggregation of multiple residential sized lots for larger development. A change to MUM proposes further intensification of residential areas and sets a precedent for similar changes nearby in the future. Finally, MUM allows zoning classifications which would be inappropriate in these areas even through a later separate approval, allowing 5-story or 65ft. heights and insufficient setbacks threatening the character of the neighborhood. Future zoning changes may also allow intense uses that are incompatible with adjoining residential use even through an additional approval. There is ample MUM on the other side of Bienville near the Lafitte greenway ripe for MUM development. Making all mixed use MUM is inconsistent with good land use practices and the the tiered approach generally supported by staff.

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

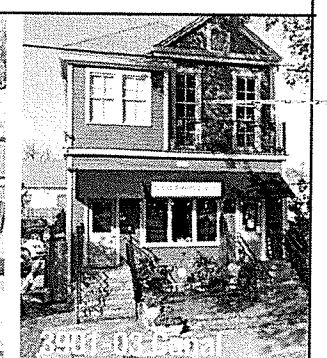
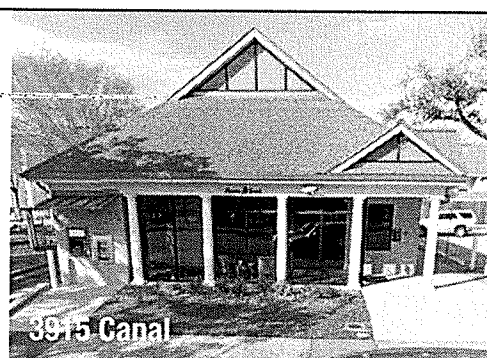
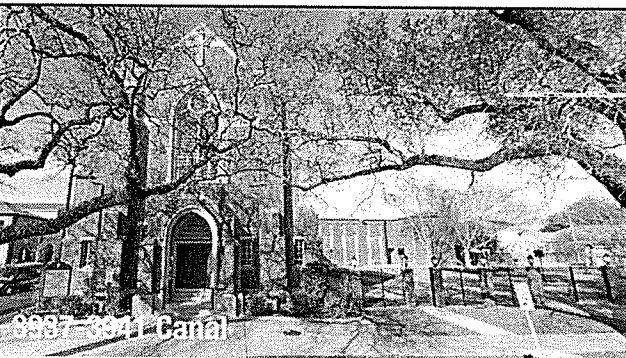
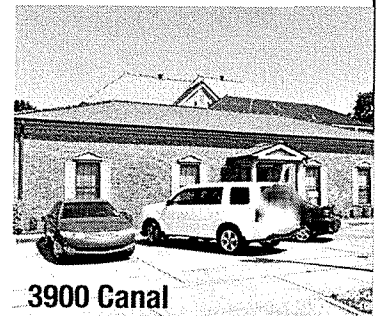


These sites include historic residential construction on smaller lots which do not have sufficient in size to accommodate MUM capacity and should remain MUL. The largest site is a double residential-sized lot. The sites adjoin low density residential land use and zoning. Adverse impacts on these surrounding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

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



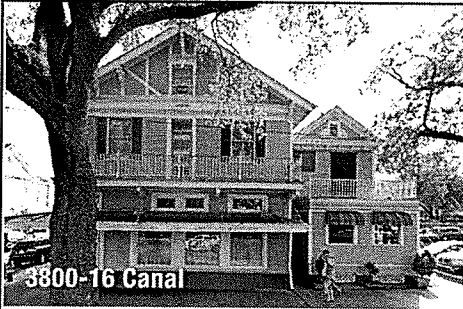
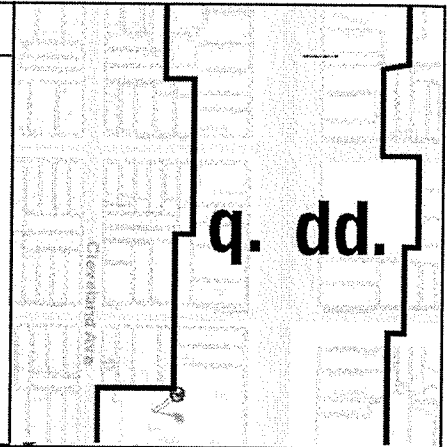
p. There are six (6) sites on typical residential sized lots on the South side of Canal. All but one are historic residential construction. Some are converted to small office or mixed use, while others retain low density residential use. Size of these lots isn't sufficient in to accomodate MUM capacity.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



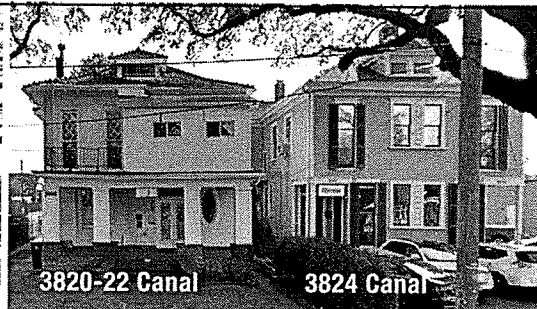
ee. There are three (3) sites on the North side of Canal. 3901 Canal is 2-story historic residential construction converted to mixed use with a restaurant on the ground floor. 3915 Canal is new 1-story construction on an interior lot. The 3rd site is an active, occupied historic church and private school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

EXHIBIT Q & DD

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



3800-16 Canal



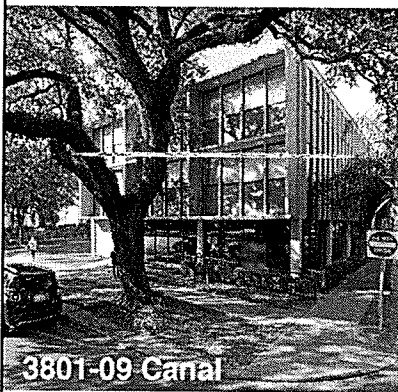
3820-22 Canal

3824 Canal



3832-36 Canal

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

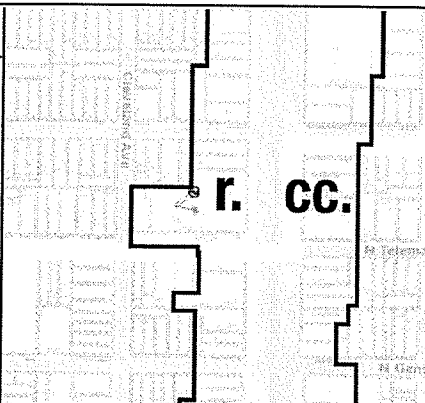


3801-09 Canal



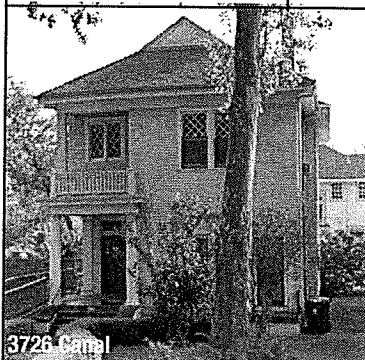
3827 Canal

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

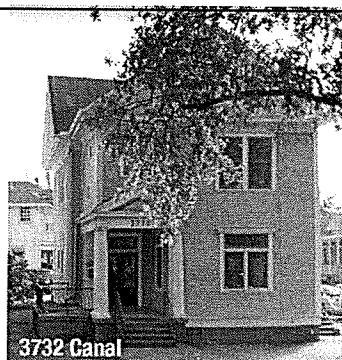
FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)	
ORD. No.	89	r. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 731, bounded by S Telemachus St., Cleveland Ave., S Cortez St., and Canal	
MOTION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

MUL

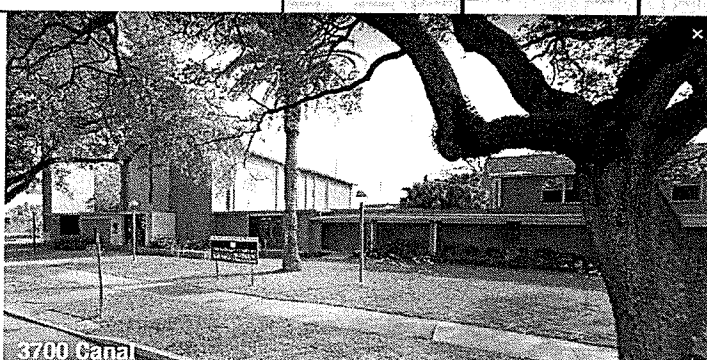
MUM



3726 Canal

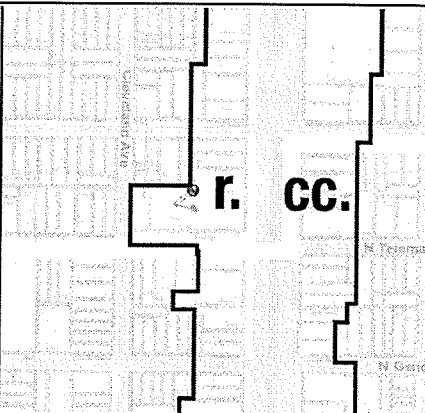

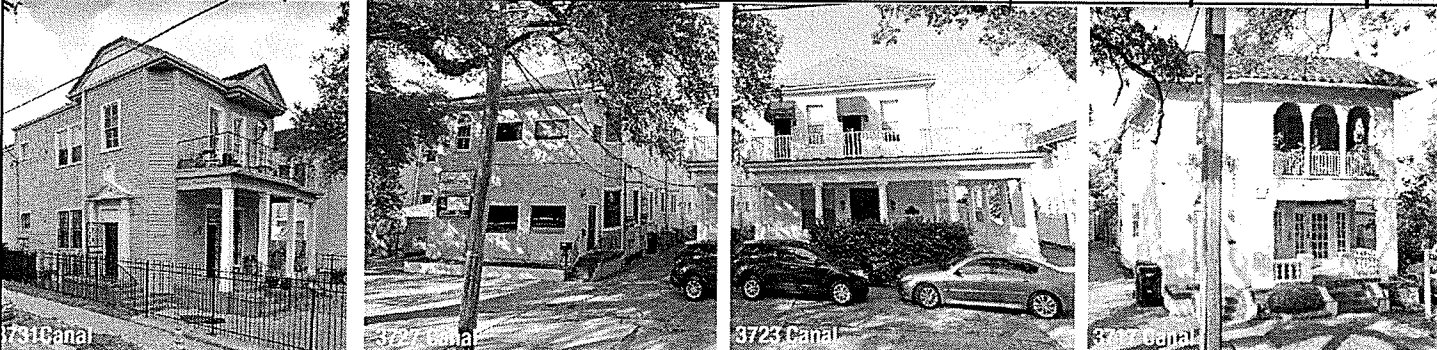
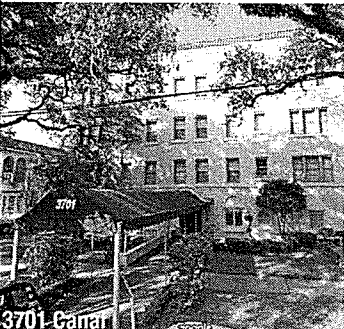


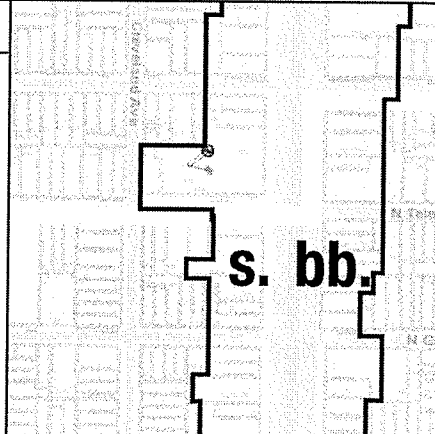


3732 Canal

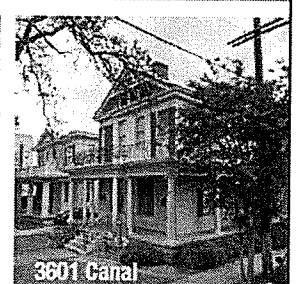
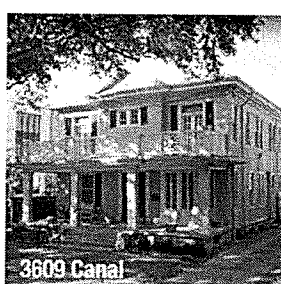
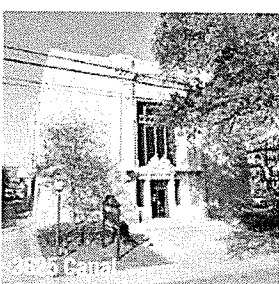
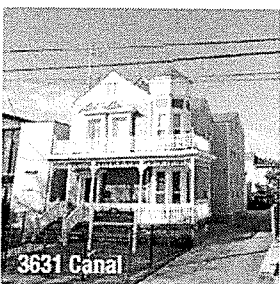
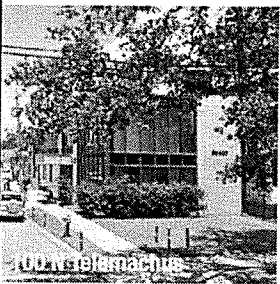
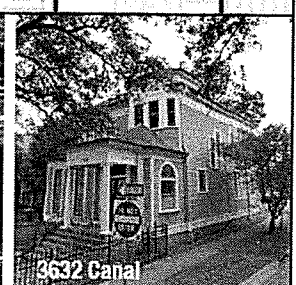
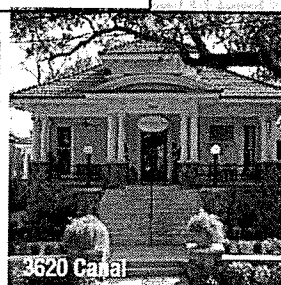
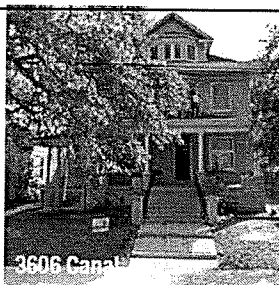
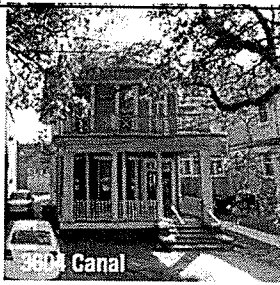
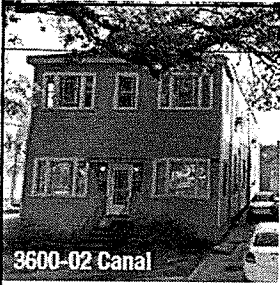


3700 Canal

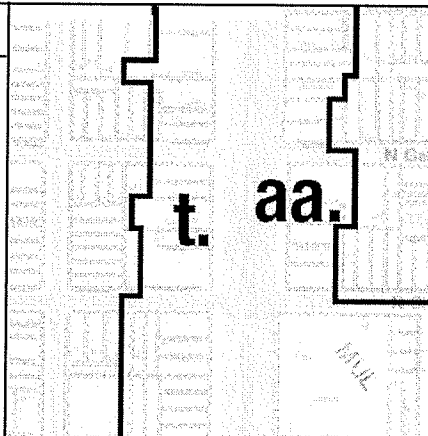

2 of 3 sites do not have sufficient in size to accomodate MUM capacity. 2 do not occupy an entire square or larger corner and are developed with historic residential structures on smaller lots which should remain MUL. All sites adjoin or are adjacent to RLD Pre and HU-RD2 low density residential. Adverse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

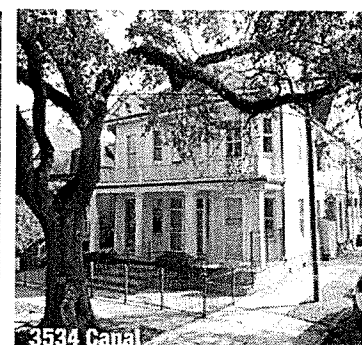
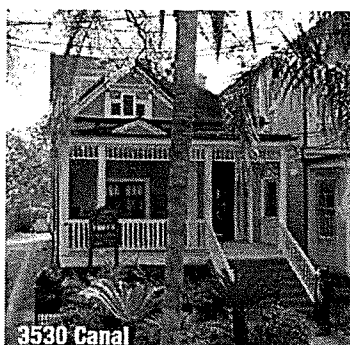
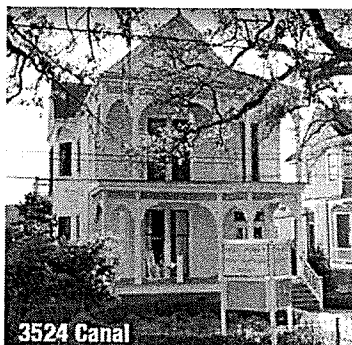
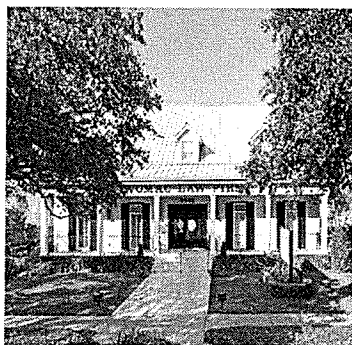
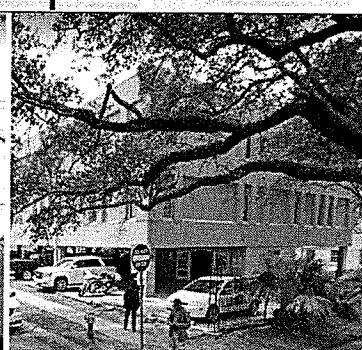
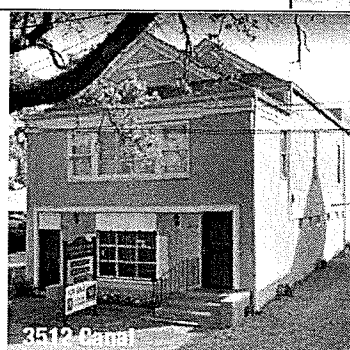
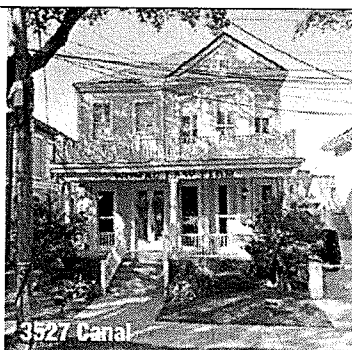
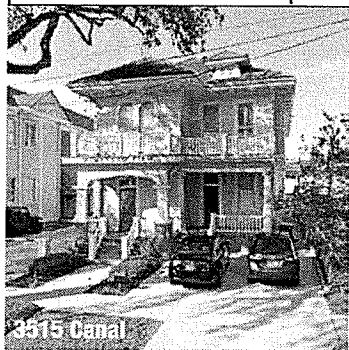
FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)		
ORD. No.	125	<p>cc. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 504 facing Canal bound-ed by N Telemachus St., Canal St., N Cortez St., & Iberville.</p>		
MOTION	CC.			
COUNCIL	B			
UPPER MID-CITY INPUT		<p>This North side of the 3700 block of Canal has five (5) sites. All but one are historic single-family residences in original construction on small residential sized lots. One (1) is historic multifamily on a double-lot. All are occupied with residential or conversion to small office use and adjoin low density residential included in Mid-City's over-reaching MUL land use</p>		
				
		<p>These sites do not have sufficient in size to accomodate MUM capacity. They do not occupy an entire square or larger corner. These sites developed with historic residential structures on small residential sized lots should remain MUL. The sites adjoin low density residential uses in Mid-City's over-reaching MUL where adverse impacts on adjacent and adjoining residential uses can not be sufficiently mitigated. MUM encourages aggregation of multiple hisoric residential sites and demolition to make way for larger MUM capacity, required parking for larger uses and larger structures.</p>		

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



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

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

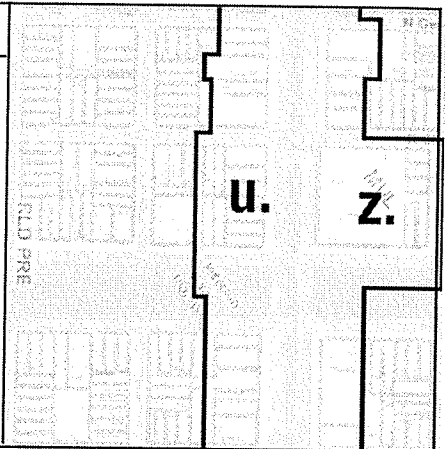


There are 9 sites, with a majority being historic low-density residential construction typical along Canal Street. Some retain residential use while others have been converted to smaller office uses. One is a Mid-Century 3-story office building.

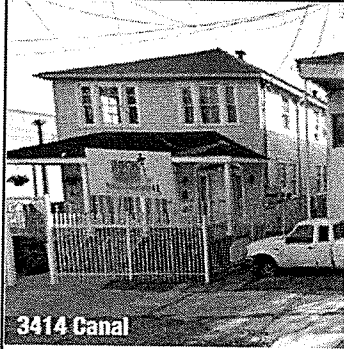
None are above 35-40 foot and 3 stories allowed by MUL's allowable zoning. Lot size is simply not sufficient in to accommodate MUM capacity. Greater heights (60 foot heights and up to 5 stories) allowed by MUM zoning classifications are inconsistent with the character of the area. Sites adjoin or are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

EXHIBIT U & Z

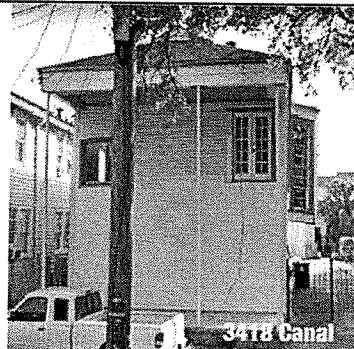
FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)
ORD. No.	92,122	<p>u. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 684, bounded by S Jeff Davis Pkwy, Cleveland Ave., S Clark St., and Canal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



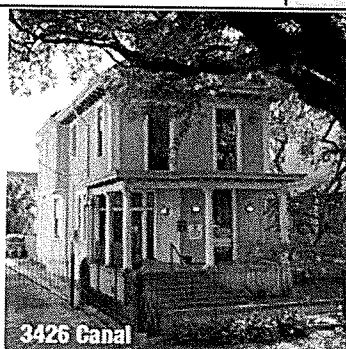
UPPER MID-CITY INPUT



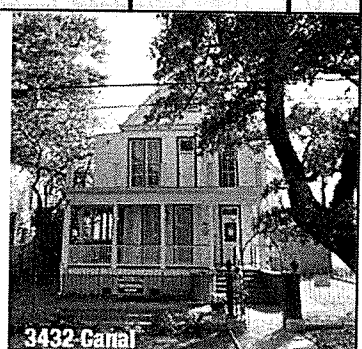
3414 Canal



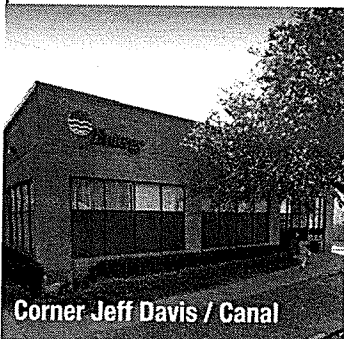
3418 Canal



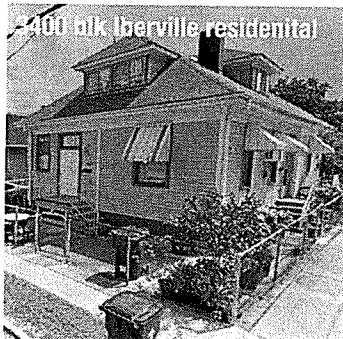
3426 Canal



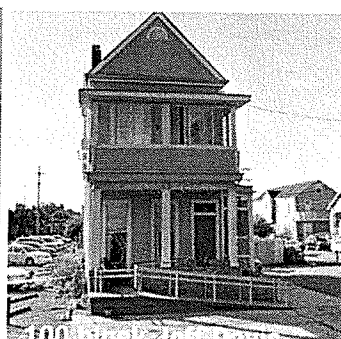
3432 Canal



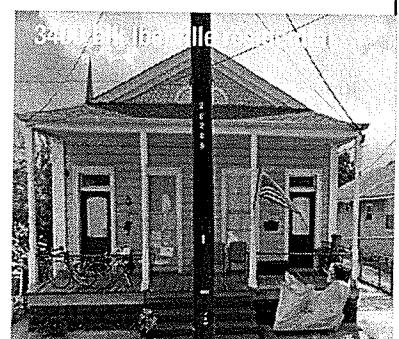
Corner Jeff Davis / Canal



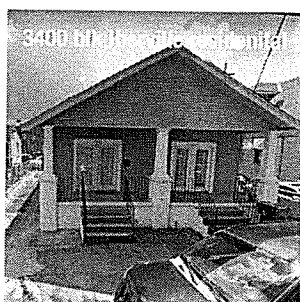
3400 blk Iberville residential



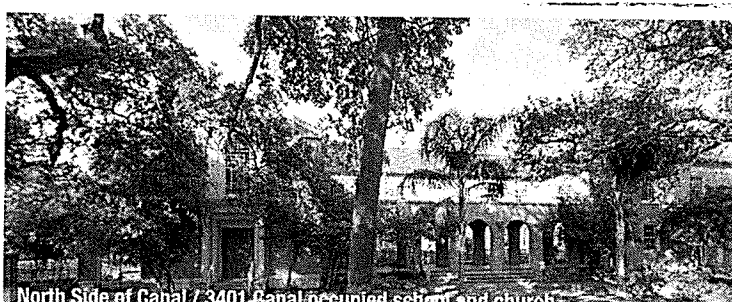
100 block Jeff Davis



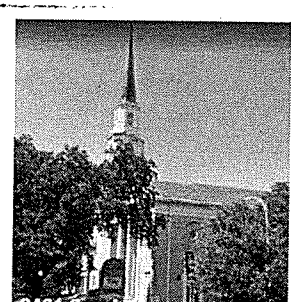
3400 blk Iberville residential



3400 blk Iberville residential

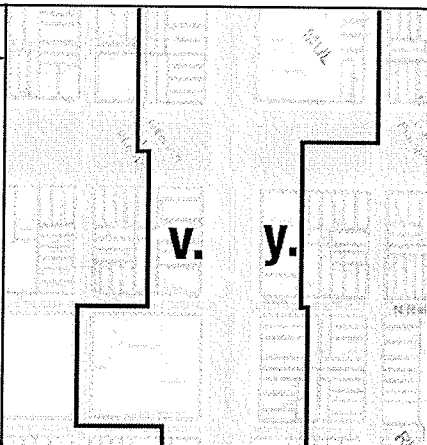




North Side of Canal / 3401 Canal occupied school and church

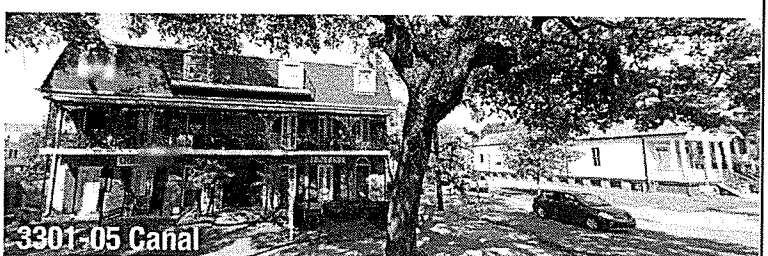
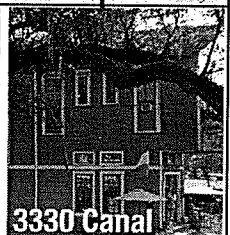
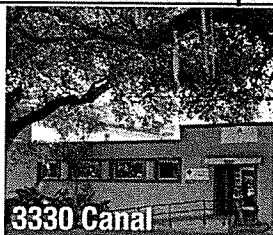
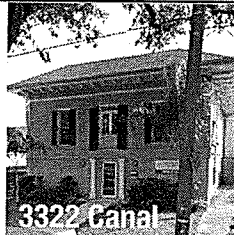
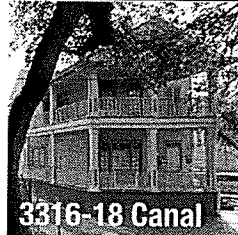
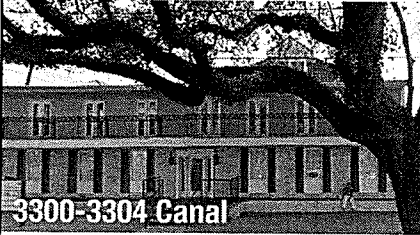


3401 Canal

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

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

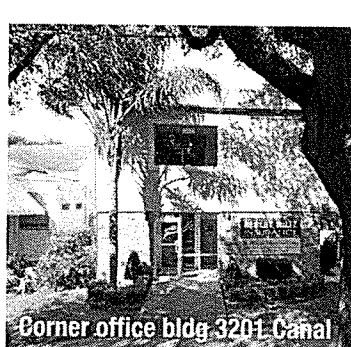
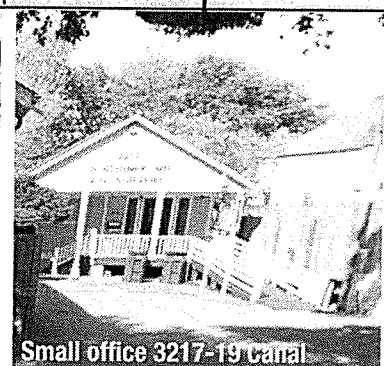
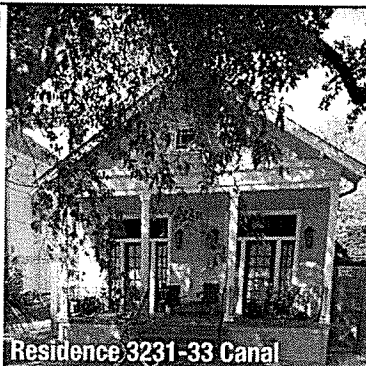
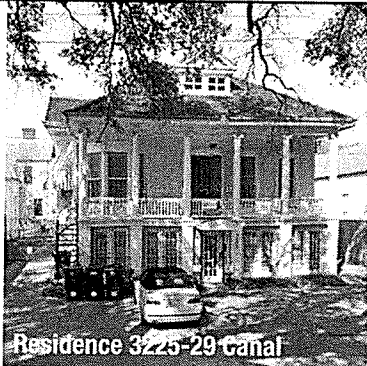
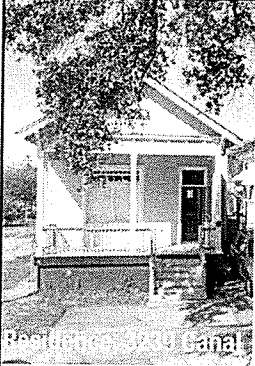
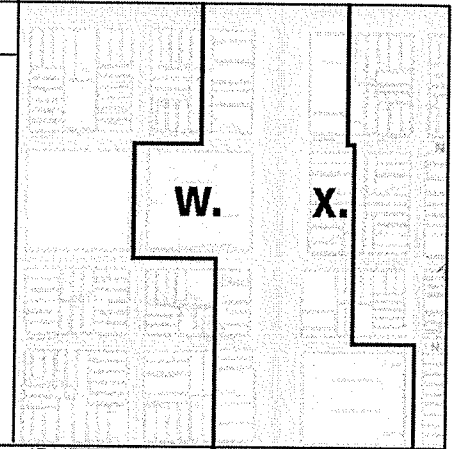
UPPER MID-CITY INPUT



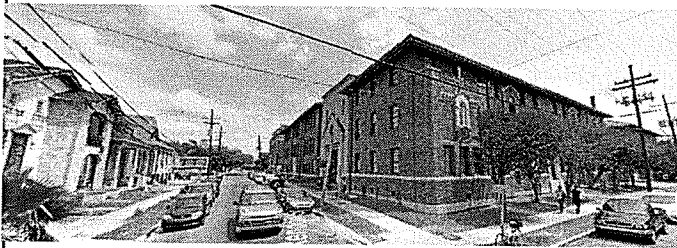
This area is a mix of historic residential and new construction limited to 1-2 stories which predominates both Jeff Davis and Canal Street. Most are on smaller residential scale lots, particularly on the South side of Canal. All are adjacent to or adjoin lower density residential uses where adverse impacts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

EXHIBIT W & X

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



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



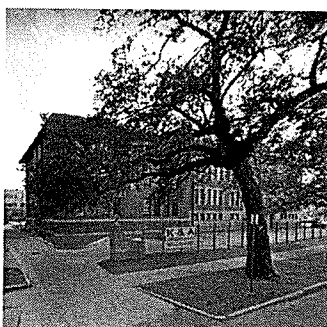
fronting Cleveland Ave and residential side-street (S Rendon)



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



fronting South Side Canal



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

Codi E. Davis

From: H. V. Nagendra <h.nagendra@att.net>
Sent: Monday, August 21, 2017 10:03 PM
To: Robert D. Rivers; Leslie T. Alley; Paul Cramer; Susan G. Guidry; LaToya Cantrell; James A. Gray; 'Jason Williams'; Nadine M. Ramsey; 'Jared Brossett'; Stacy S. Head
Cc: Keith Hardy; 'Julianna Padgett'; Bill Ives; Cindy Morse; Paul Baricos; Scott Andrews & Mario ; Janel Hazlett; 'Ruth Kennedy'; Brenda Brown; Keith Twichell; Betty DiMarco; John Pecoul; Gayle Gagliano; Lisa Gagliano
Subject: Opposition to Master Plan Amendments for Changes District 3
Attachments: FLUM Changes District 3.pdf
Importance: High

I am writing to you as the president of Carrollton Area Network in opposition to the attached proposed masterplan amendments.

Carrollton Area Network is a coalition of over 10 organizations bounded generally between Broadway, The river, I-10 and the Parish line to the west. Some of the participating organizations include Hollygrove Dixon Neighborhood organization, Palm-air Neighborhood Association, Carrollton Riverbend Neighborhood Association; Maple Area Residents Inc.; Central Carrollton Association; Hollygrove Neighborhood Association; Carrollton United and Uptown Triangle Neighborhood Organization. Together we vigorously oppose the intrusion of opportunities for higher density developments in our historic urban neighborhoods. The attached proposal, in our collective opinion will encourage very dense (probable high rises) urban developments. We consider these kinds of ideas to rob us of maintaining our historic urban residential neighborhoods that are unique to New Orleans and the inner city residential neighborhoods. It was not by accident that we strongly supported the expansion of HDLC's control to prevent unnecessary and scruple-less demolition in order to preserve our quality of life and our historic fabric that supports diverse families. Instead of relying on the current assets of vacant properties to reinvigorate our older neighborhoods, the proposal considers our community to be a glass half empty and negates what exists to start anew with higher density and gentrify our neighborhoods. We cannot and will not support strategies as presented in the attached proposed city master plan amendments.

During the Post Katrina master planning processes, the Carrollton Community took great pains to preserve our neighborhoods and shield us from the development pressures that were prevalent at that time. We certainly hope we are not engaging in a similar examination and deliberation.

We hope you will agree with us and reject the attached proposed amendments.

Thank You,

H. V. Nagendra

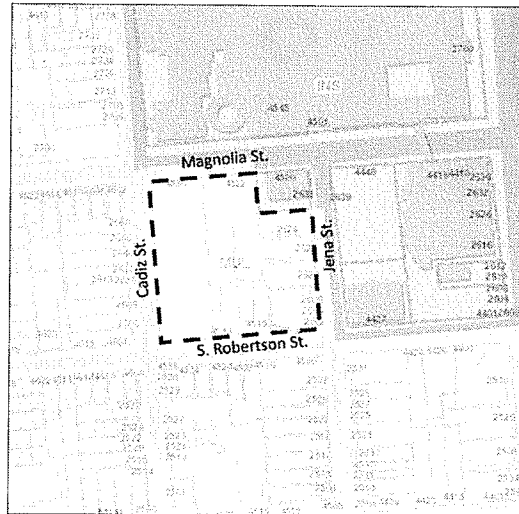
President – Carrollton Area Network

2319 Adams Street
New Orleans, LA 70118
(504) 861-8555 (H)
(504) 616-5972 (M)
h.nagendra@att.net

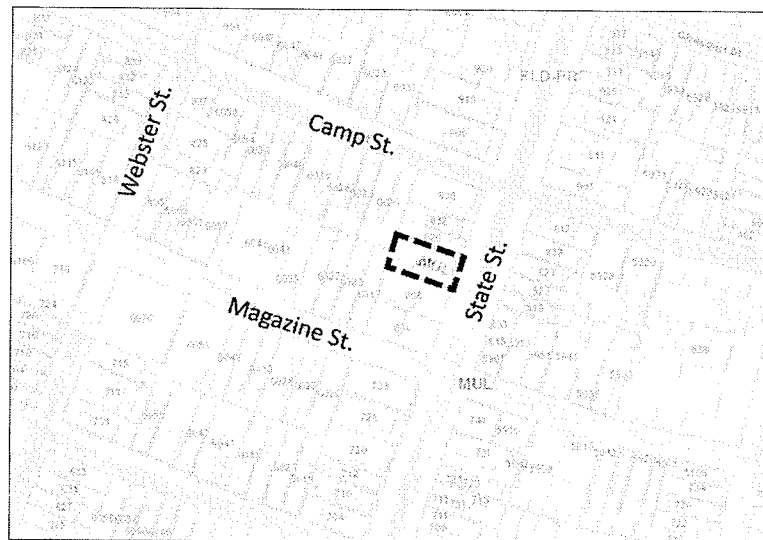
ATTACHMENT A

PLANNING DISTRICT 3 FUTURE LAND USE MAP AMENDMENTS

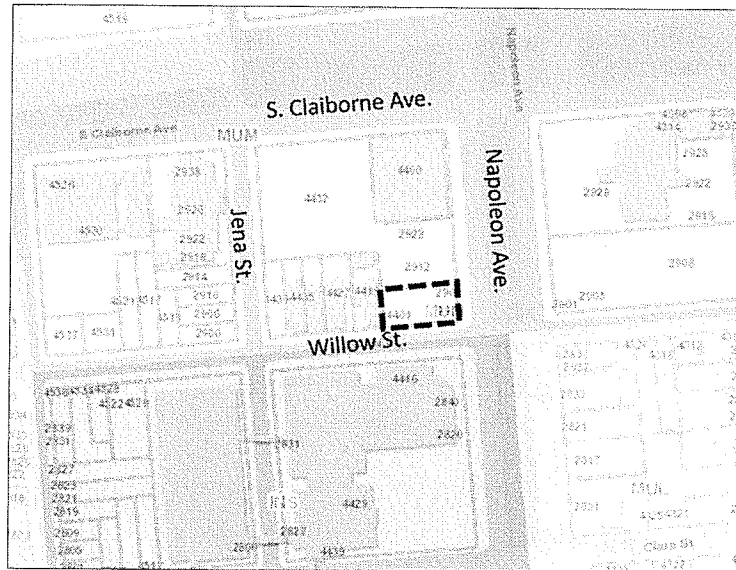
- 1) *Change of Future Land Use Map Designation from Mixed Use Low Density to **Institutional*** for the property designated MUL on Square 621 bounded by S. Robertson, Cadiz, Magnolia, and Jena Streets, in the Sixth Municipal District. The municipal addresses are 2600-2626 Jena Street, 4522 & 4530 Magnolia Street, and 4513-4525 S. Robertson Street.



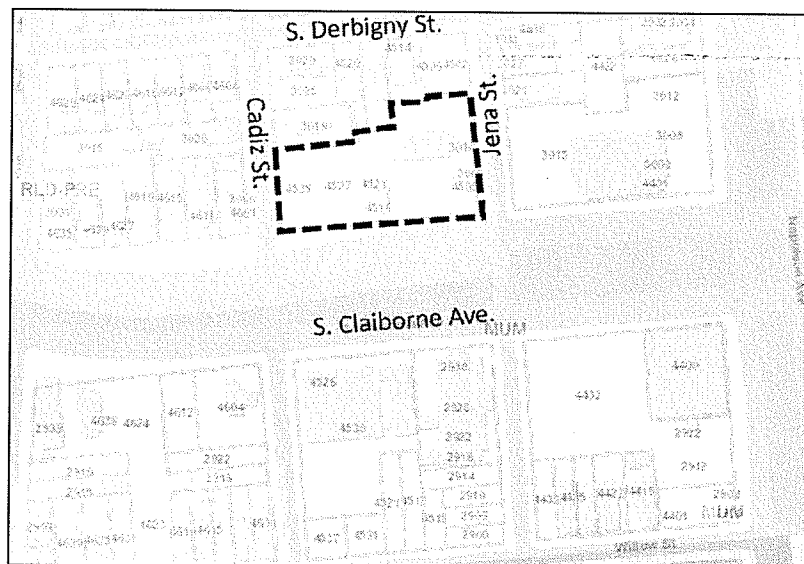
- 2) *Change of Future Land Use Map Designation from Mixed Use Low Density to **Residential Low Density Pre-War*** for the property located on Lots 5 & 6, Square 15, bounded by State, Magazine, Camp, and Webster Streets, in the Sixth Municipal District. The municipal address is 814 State Street.



- 3) *Change of Future Land Use Map Designation from Mixed Use Medium Density to **Institutional*** for the property located on Lots 7 & 8, Square 672, bounded by Willow and Jena Streets and Napoleon and S. Claiborne Avenues, in the Sixth Municipal District. The municipal address is **2900 Napoleon Avenue.**¹

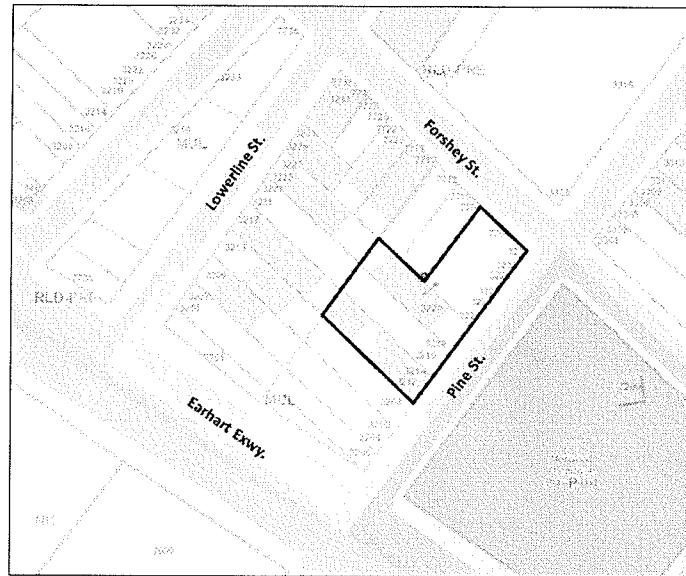


- 4) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Mixed Use Medium Density*** for the property located on Lot 1-A-1, Square 692, bounded by S. Claiborne Avenue, Cadiz Street, S. Derbigny Street, and Jena Street, in the Sixth Municipal District. The municipal address is **4505 S. Claiborne Avenue.**

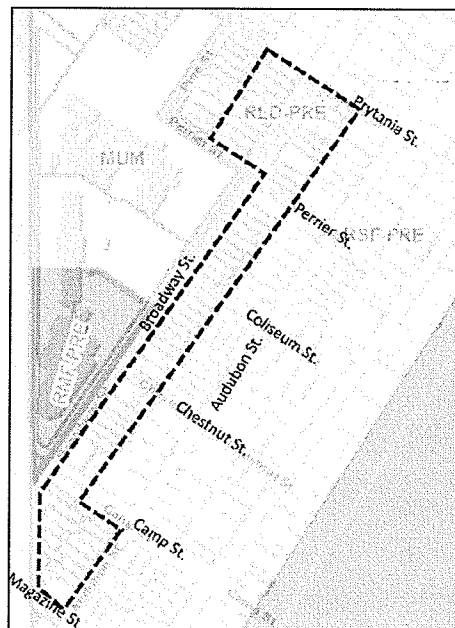


¹ This property is also the subject of the FLUM amendment PD-03-18, which is also a request from Mixed Use Medium Density to Institutional.

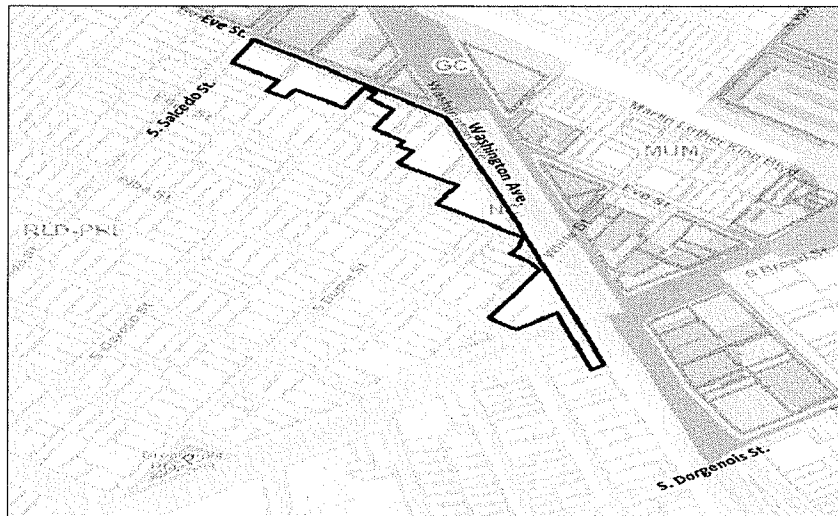
5) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Mixed-Use Low Density*** for the properties located on Lots 16, 15, 14, C, and D, Square 500, in the Seventh Municipal District. The municipal addresses are **3214, 3218, 3220, and 3230 Pine Street.**



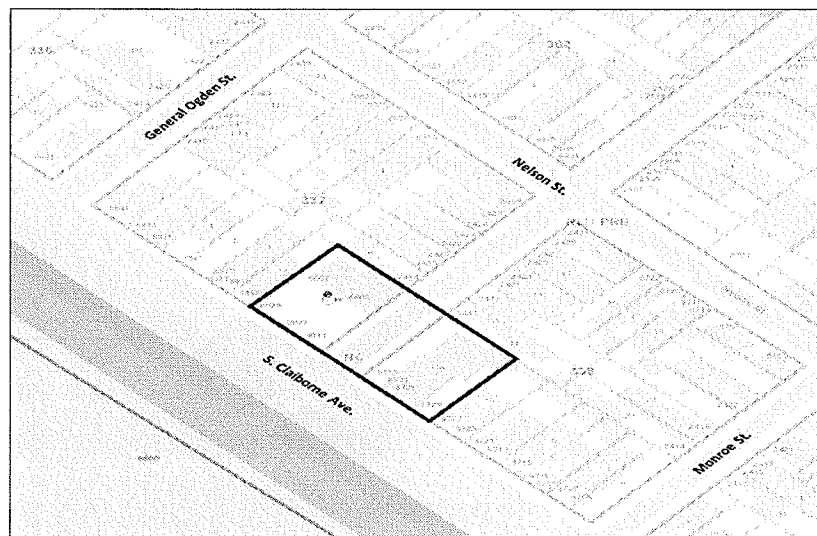
6) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Residential Single Family Pre-War*** for the area including all lots fronting Broadway Street from Prytania Street to Magazine Street and all lots fronting Audubon Street from Camp Street to Magazine Street.



8) *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density* for the properties located on Eve Street and Washington Avenue between S. Salcedo and S. Dorgenois Streets, and include Lots A, R, X, Square 162; S, O, N, M, L, K, J, Square 161; Lot A, B, C, D, Square 160; Lot 11, Square 167; Lot 1-2-3, Square 166-B; Lot R, Square H, in the Sixth Municipal District. The municipal addresses are **4228 Eve Street, 1601 S. Gayoso Street, 1600 S. Gayoso Street, 4124 Eve Street, 4120 Eve Street, 4116 Eve Street, 4200 Washington Avenue, 4100 Washington Avenue, 4000 Washington Avenue, 3303 S. Broad Street, and 3300 S. Broad Street.**



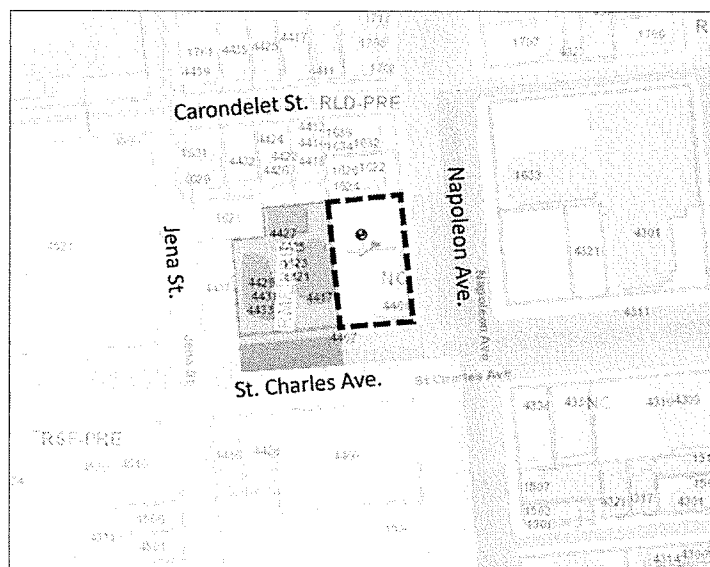
9) *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density* for the properties are located on Square 337, Lot H-1, and Square 338, Lot 1-A, bounded by Nelson Street, Monroe Street, S. Claiborne Avenue, and General Ogden Street, in the Seventh Municipal District. The municipal addresses are **8733 and 8807 S. Claiborne Avenue.**



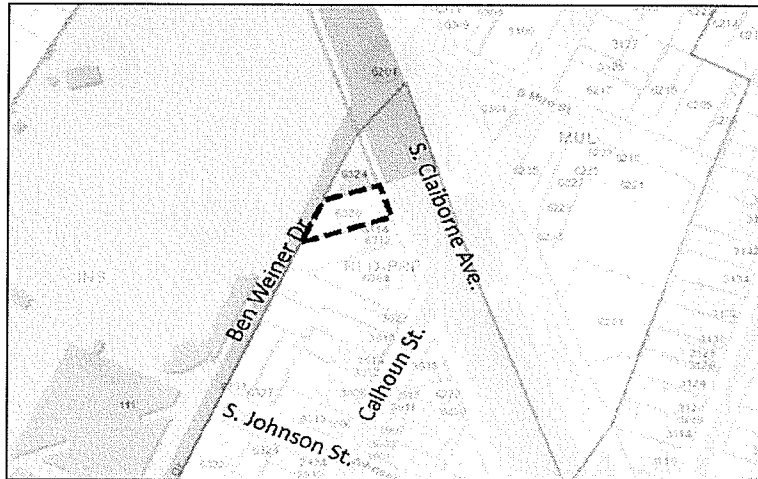
10) *Change of Future Land Use Map Designation from Neighborhood Commercial to **Mixed-Use Medium Density*** for the properties located on all lots designated Neighborhood Commercial on squares bounded by Nelson Street, Short Street, Neron Place, and Dante Street, specifically Lots 9, 10, 11 (partial), Square 343; Lots A-1, X-1-A, 9-10, Square 344; Lots X, H-1, A-3, PTJ2, J-1, 1, Square 345; and Lots A, B, C, D, and H, Square 320, Seventh Municipal District.



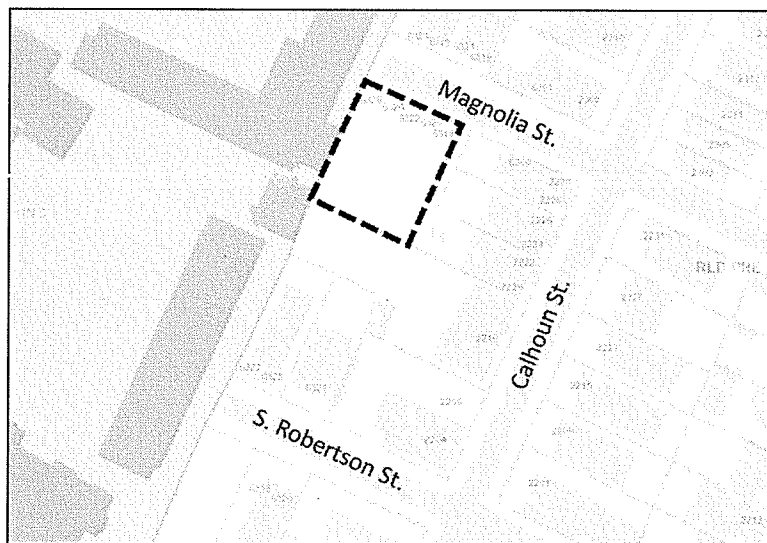
11) *Change of Future Land Use Map Designation from Neighborhood Commercial to **Mixed-Use Medium Density*** for the property includes Lot K-1, on Square 414, bounded by Carondelet Street, Napoleon Avenue, St. Charles Avenue, and Jena Street, in the Sixth Municipal District. The municipal address is **4401 St. Charles Avenue**.



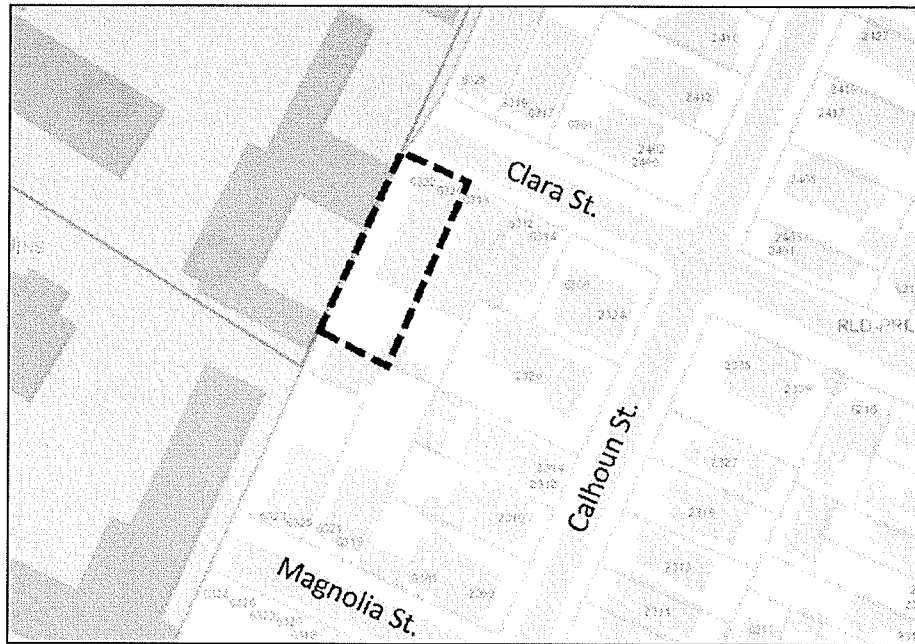
13) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Institutional*** property located on Lot X, Burtheville Square 132, bounded by S. Claiborne Avenue, Weiner Drive, Calhoun Street, and S. Johnson Street, in the Sixth Municipal District. The municipal address is **6320 S. Claiborne Avenue**.



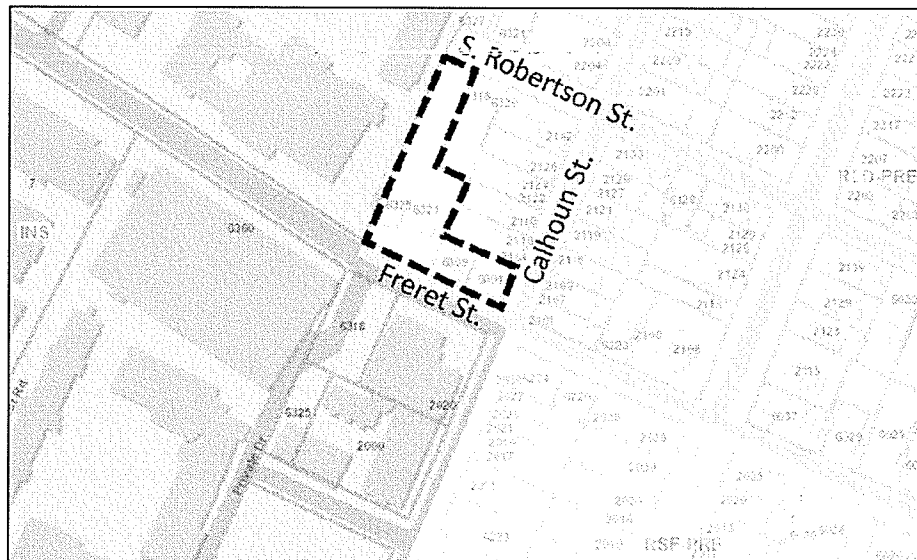
14) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Institutional*** for the property located on Lots 1A and 3A, Square 109, bounded by Magnolia St., Calhoun St., S. Robertson St., and the Tulane Campus, in the Sixth Municipal District. The municipal addresses are **6318 - 6328 Magnolia Street**.



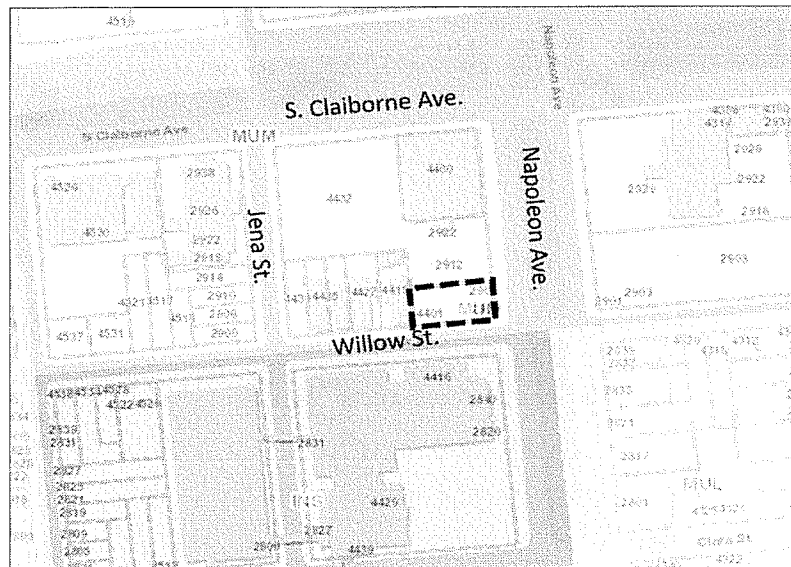
15) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Institutional*** for the property located on Lot C, Square 112, bounded by Clara St., Calhoun St., Magnolia St., and the Tulane Campus, in the Sixth Municipal District. The municipal address is **6320 Clara Street**.



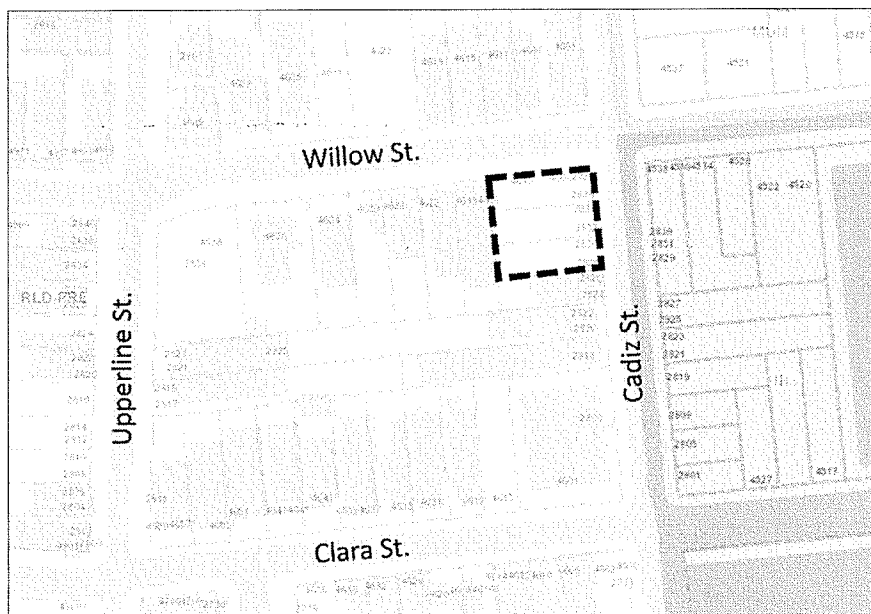
16) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Institutional*** for the property located on Lots K, 12, and 13, Square 106, bounded by Freret Street, S. Robertson Street, Calhoun Street and the Tulane Campus, in the Sixth Municipal District. The municipal addresses are **6301-25 Freret Street**.



17) *Change of Future Land Use Map Designation from Mixed Use Medium Density to **Institutional*** for the property located on Lots 7 & 8, Square 672, bounded by Willow and Jena Streets and Napoleon and S. Claiborne Avenues, in the Sixth Municipal District. The municipal address is **2900 Napoleon Avenue.**²

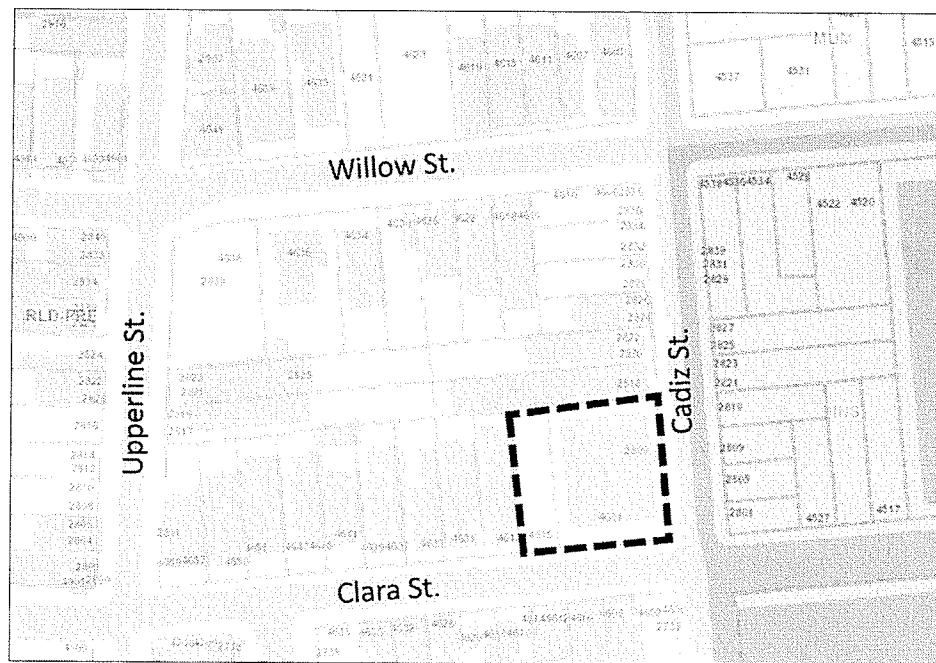


18) *Change of Future Land Use Map Designation from Residential Low Density Pre War to **Institutional*** for the properties located on Lots A, B, and C, Square 655, bounded by Cadiz Street, Willow Street, Clara St., and Upperline St., in the Sixth Municipal District. The municipal addresses are **2828, 2832, and 2838 Cadiz Street.**

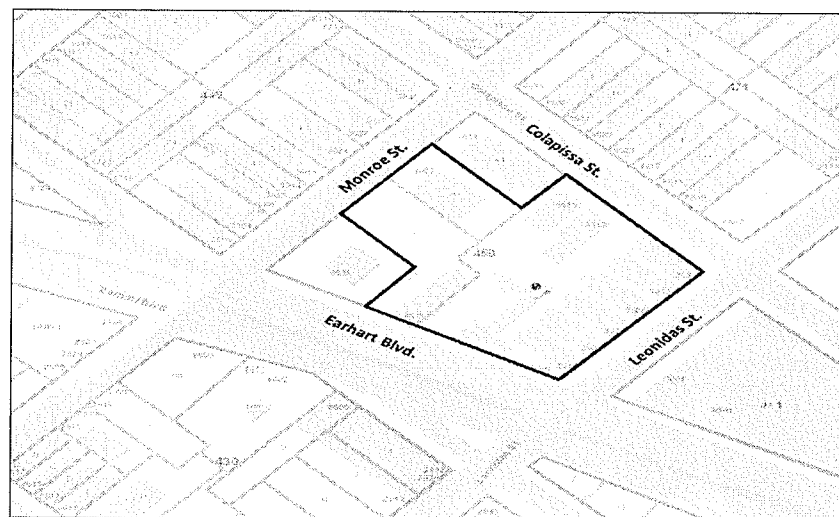


² This property is also the subject of the FLUM amendment PD-03-04, which is also a request from Mixed Use Medium Density to Institutional.

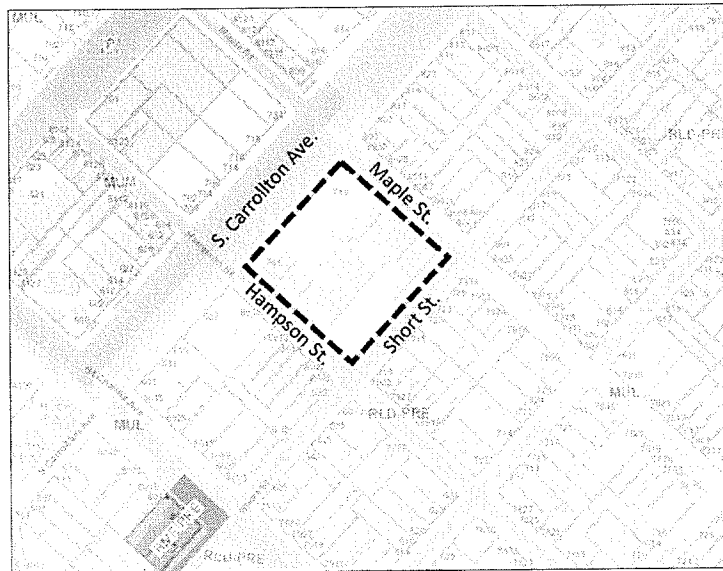
19) *Change of Future Land Use Map Designation from Residential Low Density Pre War to **Institutional*** for the properties located on on Lots 1, 2, 3, and 4, Square 655, bounded by Cadiz Street, Willow Street, Clara Street, and Upperline Street, in the Sixth Municipal District. The municipal addresses are **4601 and 4613 Clara Street**.



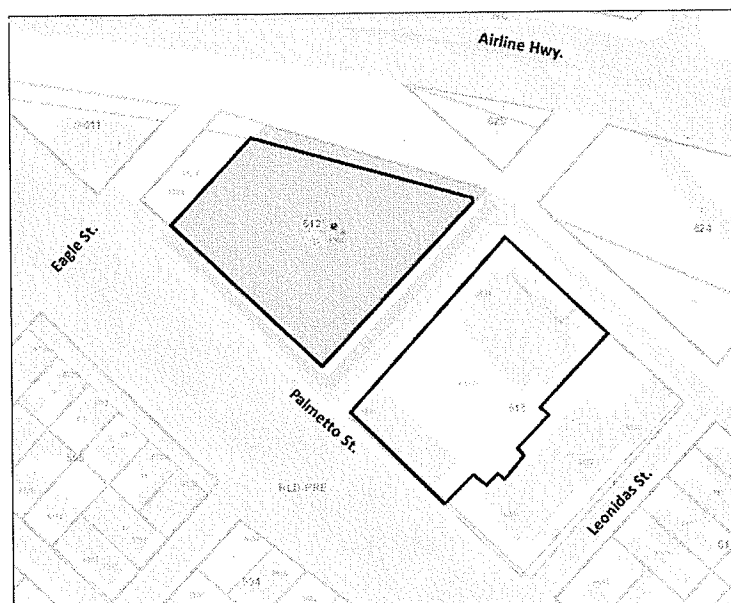
20) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Neighborhood Commercial*** for the properties located on Lots C, A2 and Z, Square 450, Seventh Municipal District, bounded by Earhart Boulevard, Monroe, Colapissa, and Leonidas Streets. The municipal addresses are **3014 Leonidas Street, 3027 Monroe Street, and 8615 Earhart Boulevard**.



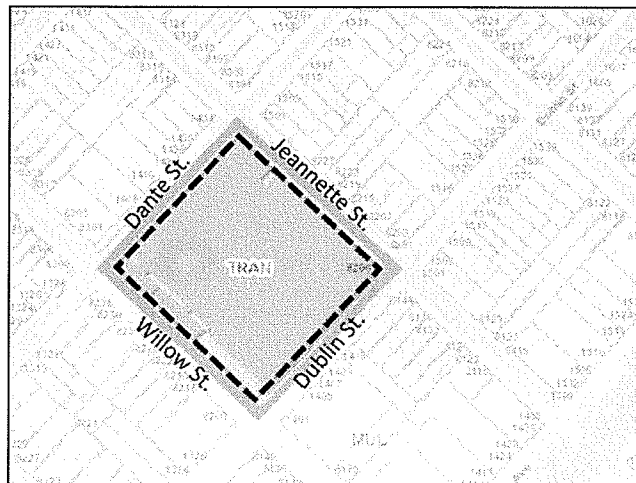
21) *Change of Future Land Use Map Designation from Residential Low Density Pre-War to **Mixed Use Low Density*** for the property is located on Square 84, bounded by S. Carrollton Avenue, Hampson Street, Maple Street and Short Street, in the Seventh Municipal District. The municipal addresses are **701-719 South Carrollton Ave.**



22) *Change of Future Land Use Map Designation from Parkland and Open Space (Square 612) and Residential Low Density Pre-War (Square 613) to **Residential Multi-Family Pre-War*** for the properties on located on Lot 612-A, Square 612, and Lot 613-B, Square 613 (not including the undesignated triangle portion of Square 625 on the river side of Airline Highway), Seventh Municipal District, bounded by Palmetto Street, Eagle Street, Airline Highway, and Leonidas Street. The municipal addresses are **8701 Palmetto Street and 3801 Monroe Street.**



23) *Change of Future Land Use Map Designation from Transportation to **Mixed Use Low Density*** for the property comprising all of Square 180 bounded by Dante, Willow, Dublin, and Jeanette Streets, in the Seventh Municipal District. The municipal address is **8200 Jeanette Street**.



ATTACHMENT A

CM WILLIAMS'

FUTURE LAND USE MAP AMENDMENTS

A) Change of Multiple Future Land Use Map Designations from Mixed Use Low Density to **Mixed Use Medium Density** for the following properties as illustrated on the map attached hereto:

1. Properties designated as Mixed-Use Low Density on square 69, bounded by Dublin St, Leak Ave., and Hampson St.
2. Properties designated as Mixed-Use Low Density on square 86, bounded by Dublin St., Maple St., Leake Ave., and Dante St.
3. Properties designated as Mixed-Use Low Density on square 87, bounded by Dante St., Leake Ave., and Maple St.
4. Properties designated as Mixed-Use Low Density on square 140, bounded by Monroe St. extended, Oak St., Eagle St. extended, and the Mississippi River Trail.
5. Properties designated as Mixed-Use Low Density on square 141, bounded by General Ogden St., Leake Ave., and Eagle St.
6. Properties designated as Mixed-Use Low Density on square 142, bounded by Oak St., The Jefferson/Orleans Parish line, and General Ogden St.
7. Properties designated as Mixed-Use Low Density on square 143A, bounded by The Jefferson/Orleans Parish line, Oak St., and General Ogden St.
8. Properties designated as Mixed-Use Low Density on square 144 with the exception of lot 14, bounded by General Ogden St., Oak St., Eagle St., and Plum St.
9. Properties designated as Mixed-Use Low Density on square 145 fronting Oak St, bounded between Oak St., Eagle St., and Monroe St.
10. Properties designated as Mixed-Use Low Density on square 186, bounded by Laurel St., Jefferson Ave., Magazine St., and Leontine St.
11. Properties designated as Mixed-Use Low Density on square 134 fronting S Carrollton Ave. and Oak St, bounded by Oak St., S Carrollton Ave., Zimpel St., and Dublin St.
12. Properties designated as Mixed-Use Low Density on square 151, bounded by S Carrollton Ave., Plum St., Dublin St., and Oak St.
13. Properties designated as Mixed-Use Low Density on square 164 fronting S. Carrollton Ave, bounded by Plum St., S Carrollton Ave., Willow St., and Dublin St.
14. Properties designated as Mixed-Use Low Density on square 181 facing S Carrollton Ave., including lot X, bounded by Willow St., Dublin St., Jeanette St., and S Carrollton Ave.
15. Properties designated as Mixed-Use Low Density on square 194, bounded by Jeanette St., Dublin St., Birch St., and S Carrollton Ave.

ATTACHMENT A

16. Properties designated as Mixed-Use Low Density on square 133, bounded by Short St., Oak St., S Carrollton Ave., and Zimple St.
17. Properties designated as Mixed-Use Low Density on square 152, bounded by Oak St., Short St., Plum St., and S Carrollton Ave.
18. Properties designated as Mixed-Use Low Density on square 467, bounded by Dante St., Earhart Blvd., Dublin St., and Oleander St.
19. Properties designated as Mixed-Use Low Density on square 466, bounded by Dublin St., Earhart Blvd., Oleander St., and S Carrollton Ave.
20. Properties designated as Mixed-Use Low Density on square 465, bounded by S Carrollton Ave., Earhart Blvd., Short St., and Oleander St.
21. Properties designated as Mixed-Use Low Density on square 464, bounded by Earhart Blvd., Short St., Oleander St., and Fern St.
22. Properties designated as Mixed-Use Low Density on square 463, bounded by Earhart Blvd., Fern St., and Oleander St.
23. Properties designated as Mixed-Use Low Density on square 495, bounded by Oleander St., S Carrollton Ave., Forshey St., and Dublin St.
24. Properties designated as Mixed-Use Low Density on square 496, bounded by S Carrollton Ave., Forshey St., Short St., and Oleander St.
25. Properties designated as Mixed-Use Low Density on square 504, bounded by Forshey St., Short St., Olive St., and S Carrollton Ave.
26. Properties designated as Mixed-Use Low Density on square 505, bounded by Forshey St., Dublin St., Olive St. and S Carrollton Ave.
27. Properties designated as Mixed-Use Low Density on square 506, bounded by Forshey St., Dublin St., Olive St., and Dante St.
28. Properties designated as Mixed-Use Low Density on square 536A, bounded by Olive St., S Carrollton Ave., Dante St., and Edinburgh St. extended.
29. Properties designated as Mixed-Use Low Density on square 538, bounded by Short St., Edinburgh St., S Carrollton Ave., and Olive St.
30. Properties designated as Mixed-Use Low Density on square 292, bounded by O.C. Haley Blvd., Saint Andrew St., S Rampart St., and Felicity St.
31. Properties designated as Mixed-Use Low Density on square 267, bounded by O.C. Haley Blvd., Saint Andrew St., Baronne St., and Felicity St.
32. Properties designated as Mixed-Use Low Density on square 28, bounded by Soraparu St., Rousseau St., Jackson Ave., and Tchoupitoulas St.
33. Properties designated as Mixed-Use Low Density on square 29, bounded by Rousseau St., Jackson St., Tchoupitoulas St., and Phillip St.
34. Properties designated as Mixed-Use Low Density on square 30, bounded by Jackson St., Tchoupitoulas St., Rousseau St., and Josephine St.
35. Properties designated as Mixed-Use Low Density on square 43, bounded by Jackson Ave., Rousseau St., Josephine St., and Saint Thomas St.
36. Properties designated as Mixed-Use Low Density on square 44, bounded by Rousseau St., Jackson Ave., Saint Thomas St., and Philip St.

ATTACHMENT A

37. Properties designated as Mixed-Use Low Density on square 66, bounded by Jackson Ave., Chippewa St., Saint Thomas St., and Josephine St.
38. Properties designated as Mixed-Use Low Density on square 248, bounded by O.C. Haley Blvd., Terpsichore St., Baronne St., and Euterpe St.
39. Properties designated as Mixed-Use Low Density on square 249, bounded by O.C. Haley Blvd., Terpsichore St., Baronne St., and Melpomene St.
40. Properties designated as Mixed-Use Low Density on square 242, bounded by MLK Blvd., Baronne St., Carondelet St., and Terpsichore St.
41. Properties designated as Mixed-Use Low Density on square 243, bounded by Euterpe St., Baronne St., Carondelet St., and Terpsichore St.
42. Properties designated as Mixed-Use Low Density on square 207, bounded by Polymnia St., Saint Charles Ave., Felicity St., and Carondelet St.
43. Properties designated as Mixed-Use Low Density on square 208, bounded by Polymnia St., Saint Charles Ave., Euterpe St., and Carondelet St.
44. Properties designated as Mixed-Use Low Density on square 209, bounded by Saint Charles Ave., Terpsichore St., Carondelet St., and Euterpe St.
45. Properties designated as Mixed-Use Low Density on square 210, bounded by MLK Blvd., Saint Charles Ave., Terpsichore St., and Carondelet St.
46. Properties designated as Mixed-Use Low Density on square 211, bounded by Thalia St., Saint Charles Ave., MLK Blvd., and Carondelet St.
47. Properties designated as Mixed-Use Low Density on square 212, bounded by Saint Charles Ave., Erato St., Carondelet St., and Thalia St.
48. Properties designated as Mixed-Use Low Density on square 213, bounded by Erato St., Carondelet St., Clio St., and Saint Charles Ave.
49. Properties designated as Mixed-Use Low Density on square 214, bounded by Clio St., Carondelet St., Calliope St., and Saint Charles Ave.
50. Properties designated as Mixed-Use Low Density on square 184, bounded by Clio St., Saint Charles Ave., Calliope St., and Margaret Pl.
51. Properties designated as Mixed-Use Low Density on square 189, bounded by Thalia St., Prytania St., Erato St., and Coliseum St.
52. Properties designated as Mixed-Use Low Density on square 188, bounded by Coliseum St. and Erato St.
53. Properties designated as Mixed-Use Low Density on square 186, bounded by Erato St., Coliseum St., Clio St., and Margaret Pl.
54. Properties designated as Mixed-Use Low Density on square 156, bounded by Erato St., Camp St., Calliope St., and Magazine St.
55. Properties designated as Mixed-Use Low Density on square 139, bounded by Erato St., Magazine St., Calliope St., and Constance St.
56. Properties designated as Mixed-Use Low Density on square 118, bounded by Erato St., Constance St., Calliope St. and Annunciation St.
57. Properties designated as Mixed-Use Low Density on square 100, bounded by Thalia St., Annunciation St., Calliope St., and Saint Thomas St.

ATTACHMENT A

58. Properties designated as Mixed-Use Low Density on square 117, bounded by Thalia St., Constance St., Erato St., and Annunciation St.
59. Properties designated as Mixed-Use Low Density on square 140, bounded by Thalia St., Magazine St., Erato St., and Constance St.
60. Properties designated as Mixed-Use Low Density on square 141, bounded by Melpomene St., Magazine St., Thalia St., and Constance St.
61. Properties designated as Mixed-Use Low Density on square 154, bounded by Melpomene St., Camp St., Thalia St., and Magazine St.
62. Properties designated as Mixed-Use Low Density on square 155, bounded by Thalia St., Camp St., Erato St., and Magazine St.
63. Properties designated as Mixed-Use Low Density on square 95, bounded by Orange St., Chippewa St., Race St., and Saint Thomas St.
64. Properties designated as Mixed-Use Low Density on square 79, bounded by Orange St., Saint Thomas St., Race St., and Religious St.
65. Properties designated as Mixed-Use Low Density on square 80, bounded by Orange St., Religious St., Race St., and Tchoupitoulas St.
66. Properties designated as Mixed-Use Low Density on square 487, bounded by Franklin Ave., Marais St., Port St., and Saint Claude Ave.
67. Properties designated as Mixed-Use Low Density on square 488, bounded by Franklin Ave., Urquhart St., and Arts St.
68. Properties designated as Mixed-Use Low Density on square 489, bounded by Marais St., Music St., Urquhart St., Franklin Ave., and Arts St.
69. Properties designated as Mixed-Use Low Density on square 395, bounded by Saint Claude Ave., Music St., Marais St., and Franklin Ave.
70. Properties designated as Mixed-Use Low Density on square 1930, bounded by Florida Ave., N Broad St., Treasure St., and Allen St.
71. Properties designated as Mixed-Use Low Density on square 1931, bounded by N Broad St., London Ave. extended, Treasure St., and Florida St. extended.
72. Properties designated as Mixed-Use Low Density on square 242, bounded by N Roman St., Conti St., N Prieur St., and Saint Louis St.
73. Properties designated as Mixed-Use Low Density on square 220, bounded by N Derbigny St., Conti St., N. Roman St., and Saint Louis St.
74. Properties designated as Mixed-Use Low Density on square 213, bounded by N. Claiborne Ave., Conti St., N Derbigny St., and Saint Louis St.
75. Properties designated as Mixed-Use Low Density on square 224, bounded by N Derbigny extended, Orleans Ave., N Roman St., and Saint Ann St.
76. Properties designated as Mixed-Use Low Density on square 690, bounded by S Jeff Davis Parkway, Gravier St. extended, S Clark St., and Tulane Ave.
77. Properties designated as Mixed-Use Low Density on square 691, bounded by S Jeff Davis Parkway, I-10, S Clark extended, and Gravier St. extended.

ATTACHMENT A

78. Properties designated as Mixed-Use Low Density on square 617, bounded by N Bernadotte St., Saint Louis St., N Anthony St., City Park Ave., and Toulouse St.
79. Properties designated as Mixed-Use Low Density on square 623, bounded by N Anthony St., Saint Louis St., and City Park Ave.
80. Properties designated as Mixed-Use Low Density on square 845, bounded by Bottinelli Pl., Canal St., and Saint Patrick Cemetery No. 1.
81. Properties designated as Mixed-Use Low Density on square 628, bounded by N Anthony St., Canal St., Helena St. extended, and Iberville St.
82. Properties designated as Mixed-Use Low Density on square 783 fronting Canal St., bounded by S Carrollton Ave., Cleveland Ave., S Solomon St., and Canal St.
83. Properties designated as Mixed-Use Low Density on square 536, bounded by N Carrollton Ave., Canal St., David St., and Iberville St.
84. Properties designated as Mixed-Use Low Density on square 532, bounded by N Pierce St., Iberville St., N Carrollton Ave., and Bienville Ave.
85. Properties designated as Mixed-Use Low Density on square 537, bounded by N Carrollton Ave., Iberville St., David St., and Bienville Ave.
86. Properties designated as Mixed-Use Low Density on square 756 fronting Canal St., bounded by S Pierce St., Cleveland Ave., S Carrollton Ave., and Canal St.
87. Properties designated as Mixed-Use Low Density on square 755, bounded by S Scott St., Cleveland Ave., S Pierce St., and Canal St.
88. Properties designated as Mixed-Use Low Density on square 732, bounded by S Cortez St., Cleveland Ave., S Scott St., and Canal St.
89. Properties designated as Mixed-Use Low Density on square 731, bounded by S Telemachus St., Cleveland Ave., S Cortez St., and Canal St.
90. Properties designated as Mixed-Use Low Density on square 709, bounded by S Genois St., Cleveland Ave., S Telemachus St., and Canal St.
91. Properties designated as Mixed-Use Low Density on square 708, bounded by S Clark St., Cleveland Ave., S Genois St., and Canal St.
92. Properties designated as Mixed-Use Low Density on square 684, bounded by S Jeff Davis Pkwy, Cleveland Ave., S Clark St., and Canal St.
93. Properties designated as Mixed-Use Low Density on square 683, bounded by S Rendon St., Cleveland Ave., S Jeff Davis Pkwy., and Canal St.
94. Properties designated as Mixed-Use Low Density on square 658, bounded by S Lopez St., Cleveland Ave., S Rendon St., and Canal St.
95. Properties designated as Mixed-Use Low Density on square 657, bounded by S Salcedo St., Cleveland Ave., S Lopez St., and Canal St.
96. Properties designated as Mixed-Use Low Density on square 632, bounded by S Gayoso St., Cleveland Ave., S Salcedo St., and Canal St.
97. Properties designated as Mixed-Use Low Density on square 631, bounded by S Dupre St., Cleveland Ave., S Gayoso St., and Canal St.

ATTACHMENT A

98. Properties designated as Mixed-Use Low Density on square 608, bounded by S White St., Cleveland Ave., S Dupre St., and Canal St.
99. Properties designated as Mixed-Use Low Density on square 607, bounded by S Broad St., Cleveland Ave., S White St., and Canal St.
100. Properties designated as Mixed-Use Low Density on square 606, bounded by S Broad St., Palmyra St, S White St., and Cleveland Ave.
101. Properties designated as Mixed-Use Low Density on square 605, bounded by S Broad St., Banks St., S White St., and Palmyra St.
102. Properties designated as Mixed-Use Low Density on square 583, bounded by S Dorgenois St., Banks St., S Broad St., and Palmyra St.
103. Properties designated as Mixed-Use Low Density on square 582, bounded by S Dorgenois St., Palmyra St., S Broad St., and Cleveland Ave.
104. Properties designated as Mixed-Use Low Density on square 581, bounded by S Dorgenois St., Cleveland Ave., S Broad St., and Canal St.
105. Properties designated as Mixed-Use Low Density on square 580, bounded by S Rocheblave St., Cleveland Ave., S Dorgenois St., and Canal St.
106. Properties designated as Mixed-Use Low Density on square 276, bounded by N Galvez St., Canal St., N Miro St., and Iberville St.
107. Properties designated as Mixed-Use Low Density on square 303, bounded by N Miro St., Canal St., N Tonti St., and Iberville St.
108. Properties designated as Mixed-Use Low Density on square 304, bounded by N Tonti St., Canal St., N Rocheblave St., and Iberville St.
109. Properties designated as Mixed-Use Low Density on square 381, bounded by N Rocheblave St., Canal St., N Dorgenois St., and Iberville St.
110. Properties designated as Mixed-Use Low Density on square 332, bounded by N Dorgenois St., Canal St., N Broad St., and Iberville St.
111. Properties designated as Mixed-Use Low Density on square 364, bounded by N Broad., Canal St., N White St., and Iberville St.
112. Properties designated as Mixed-Use Low Density on square 363, bounded by N Broad St., Iberville St., N White St., and Bienville Ave.
113. Properties designated as Mixed-Use Low Density on square 362, bounded by N Broad St., Bienville Ave., N White St., and Conti St.
114. Properties designated as Mixed-Use Low Density on square 361, bounded by N Broad St., Conti St., N White St., and Saint Louis St.
115. Properties designated as Mixed-Use Low Density on square 335, bounded by N Dorgenois St., Conti St., N Broad St., and Saint Louis St.
116. Properties designated as Mixed-Use Low Density on square 334, bounded by N Dorgenois St., Bienville Ave., N Broad St., and Conti St.
117. Properties designated as Mixed-Use Low Density on square 333, bounded by N Dorgenois St., Iberville St., N Broad St., and Bienville Ave.
118. Properties designated as Mixed-Use Low Density on square 398, bounded by N Gayoso St., Canal St., N Salcedo St., and Iberville St.

ATTACHMENT A

119. Properties designated as Mixed-Use Low Density on square 422, bounded by N Salcedo St., Canal St., N Lopez St., and Iberville St.
120. Properties designated as Mixed-Use Low Density on square 423, bounded by N Lopez St., Canal St., N Rendon St., and Iberville St.
121. Properties designated as Mixed-Use Low Density on square 452 facing Canal St., bounded by N Rendon St., Canal St., N Jeff Davis Pkwy, and Iberville St.
122. Properties designated as Mixed-Use Low Density on square 453, bounded by N Jeff Davis Pkwy, Canal St., N Clark St. and Iberville St.
123. Properties designated as Mixed-Use Low Density on square 478 facing Canal St., bounded by N Clark St., Canal St., N Genois St., and Iberville St.
124. Properties designated as Mixed-Use Low Density on square 479 facing Canal St., bounded by N Genois St., Canal St., N Telemachus St., and Iberville St.
125. Properties designated as Mixed-Use Low Density on square 504 facing Canal St., bounded by N Telemachus St., Canal St., N Cortez St., and Iberville St.
126. Properties designated as Mixed-Use Low Density on square 505 facing Canal St., bounded by N Cortez St., Canal St., N Scott St., and Iberville St.
127. Properties designated as Mixed-Use Low Density on square 534 facing Canal St., bounded by N Scott St., Canal St., N Pierce St., and Iberville St.
128. Properties designated as Mixed-Use Low Density on square 326, bounded by N Rocheblave St., Lafitte Ave., N Dorgenois st., and Saint Peter St.
129. Properties designated as Mixed-Use Low Density on square 336, bounded by N Dorgenois St., Lafitte Ave., N Broad St., and Toulouse St.
130. Properties designated as Mixed-Use Low Density on square 337, bounded by N Dorgenois St., Toulouse St., N Broad St., and Saint Peter St.
131. Properties designated as Mixed-Use Low Density on square 360, bounded by N Broad St., Lafitte Ave., N White Ave., and Toulouse St.
132. Properties designated as Mixed-Use Low Density on square 369, bounded by N White St., Lafitte Ave., N Dupre St., and Toulouse St.
133. Properties designated as Mixed-Use Low Density on square 393, bounded by N Dupre St., Lafitte Ave., N Gayoso St., and Toulouse St.
134. Properties designated as Mixed-Use Low Density on square 392, bounded by N Dupre St., Toulouse St., N Gayoso St., and Saint Peter St.
135. Properties designated as Mixed-Use Low Density on square 370, bounded by N White St., Toulouse St., N Dupre St., and Saint Peter St.
136. Properties designated as Mixed-Use Low Density on square 359, bounded by N Broad St., Toulouse St., N White St., and Saint Peter St.
137. Properties designated as Mixed-Use Low Density on square 358, bounded by N Broad St., Saint Peter St., N White St., and Orleans Ave.
138. Properties designated as Mixed-Use Low Density on square 357, bounded by N Broad St., Orleans Ave., N White St., and Saint Ann St.

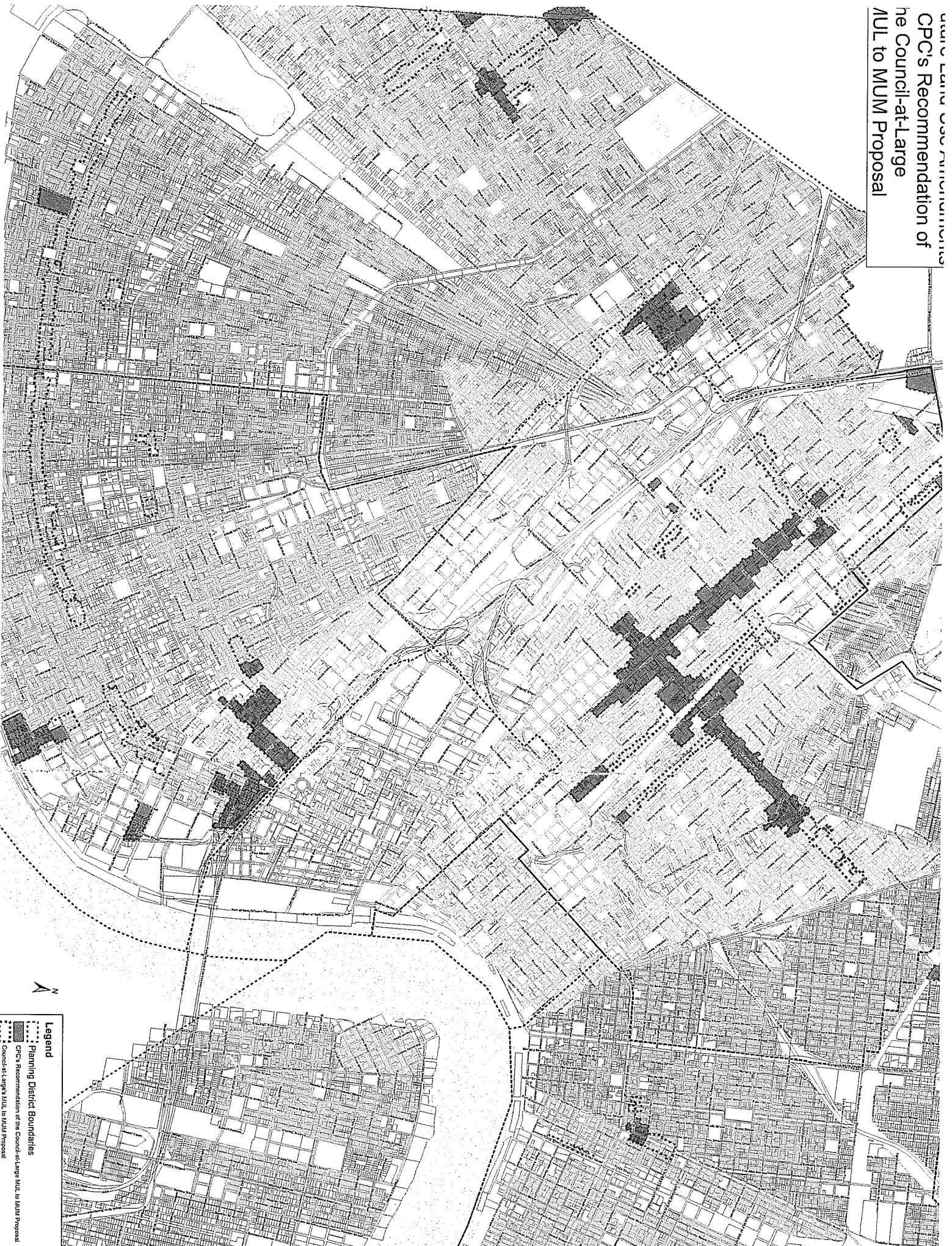
ATTACHMENT A

139. Properties designated as Mixed-Use Low Density on square 356, bounded by N Broad St., Saint Ann St., N White St., and Dumaine St.
140. Properties designated as Mixed-Use Low Density on square 355, bounded by N Broad St., Dumaine St., N White St., and Saint Phillip St.
141. Properties designated as Mixed-Use Low Density on square 354, bounded by N Broad St., Saint Philip St., N White St., Belle Chasse St., and Ursulines Ave.
142. Properties designated as Mixed-Use Low Density on square 350, bounded by N Broad St., Orchid St., Crete St., and Ursulines Ave.
143. Properties designated as Mixed-Use Low Density on square 349, bounded by N Broad St., Orchid St., Crete St., Esplanade Ave., and Bell St.
144. Properties designated as Mixed-Use Low Density on square 1521, bounded by N Broad St., Esplanade Ave., and De Soto St.
145. Properties designated as Mixed-Use Low Density on square 1520, bounded by N Broad St., De Soto St., Crete St., and Lepage St.
146. Properties designated as Mixed-Use Low Density on square 1529, bounded by Lepage St., Crete St., Grand Route St John, Bayou Rd., and Columbus St.
147. Properties designated as Mixed-Use Low Density on square 1354 fronting Columbus St. with the addition of lot B., bounded by N Dorgenois St., Columbus St., N Broad St., and Laharpe St.
148. Properties designated as Mixed-Use Low Density on square 1353, bounded by N Dorgenois St., Bayou Rd., N Broad St., and Columbus St.
149. Properties designated as Mixed-Use Low Density on square 1345, bounded by N Rocheblave St., Kerlrec St., N Dorgenois St., and Columbus St.
150. Properties designated as Mixed-Use Low Density on square 1346, bounded by N Rocheblave St., Bayou Rd., and Kerlrec St.
- ~~151. Properties designated as Mixed-Use Low Density on square 1347, bounded by N Rocheblave St., Esplanade Ave., N Dorgenois St., and Bell St.~~
152. Properties designated as Mixed-Use Low Density on square 1351, bounded by Bayou Rd., N Broad St., and De Soto St.
153. Properties designated as Mixed-Use Low Density on square 1349, bounded by N Dorgenois St., Bell St., N Broad St., and De Soto St.
154. Properties designated as Mixed-Use Low Density on square 1350, bounded by N Dorgenois St., Bell St., N Broad St., and De Soto St.
155. Properties designated as Mixed-Use Low Density on square 1348, bound by N Dorgenois St., Esplanade Ave., N Broad Ave., and Bell St.
156. Properties designated as Mixed-Use Low Density on square 345, bounded by N Dorgenois St., Barracks St., N Broad St., and Esplanade Ave.
157. Properties designated as Mixed-Use Low Density on square 344, bounded by N Dorgenois St., Gov. Nicholls St., N Broad St., and Barracks St.
158. Properties designated as Mixed-Use Low Density on square 343, bounded by N Dorgenois St., Ursulines Ave., N Broad St., and Gov. Nicholls St.

ATTACHMENT A

159. Properties designated as Mixed-Use Low Density on square 342, bounded by N Dorgenois St., Saint Phillip St., N Broad St., and Ursulines Ave.
 160. Properties designated as Mixed-Use Low Density on square 341, bounded by N Dorgenois St., Dumaine St., N Broad St., and Saint Phillip St.
 161. Properties designated as Mixed-Use Low Density on square 340, bounded by N Dorgenois St., Saint Ann St., N Broad St., and Dumaine St.
 162. Properties designated as Mixed-Use Low Density on square 339 fronting N Broad St. with the addition of lots 3, 4, 24, 25 and 26, bounded by N Dorgenois St., Orleans Ave., N Broad St., and Saint Ann St.
 163. Properties designated as Mixed-Use Low Density on square 338, bounded by N Dorgenois St., Saint Peter St., N Broad St., and Orleans Ave.
 164. Property designated as Mixed-Use Low Density on an undesignated lot known as the Orleans Parish Communication District with municipal address 118 City Park Ave.
- b) Change of Future Land Use Map Designation from Mixed Use Low Density to **Mixed-Use High Density**, for the property located on Lots 5-A, 2-A, 2-B, 3B, 3C, 11, and 12, Square 29, Fourth Municipal District. The municipal addresses are **439 Philip Street, 2225 Tchoupitoulas Street, 420 Jackson Avenue, and 418 Jackson Avenue**. The subject property is bounded by Jackson Avenue and Philip, Rousseau, and Tchoupitoulas Streets.
- c) Change of Future Land Use Map Designation from Mixed Use Low Density to **Mixed-Use High Density**, for the petitioned property located on the entirety of Square 28, Fourth Municipal District. The municipal addresses are **428 and 442 Philip Street, 215 Soraporu Street, 2330 Rousseau Street, and 2333 Tchoupitoulas Street**. The subject property is bounded by Soraporu, Philip, Rousseau, and Tchoupitoulas Streets.

City of Lincoln, Nebraska
CPC's Recommendation of
the Council-at-Large
MUL to MUM Proposal



Legend

- Planning District Boundaries
- CPC's Recommendation of the Council-at-Large MUL to MUM Proposal
- Council-at-Large's MUL to MUM Proposal

Codi E. Davis

From: CPCinfo
Sent: Tuesday, September 05, 2017 9:27 AM
To: Larry W. Massey Jr.
Cc: Paul Cramer
Subject: FW: 3100-08 Banks and Williams amendment.

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jim Olsen [<mailto:jim.olsen@brlwd.com>]
Sent: Monday, September 04, 2017 3:02 PM
To: CPCinfo
Cc: 'MCNO Administration'
Subject: 3100-08 Banks and Williams amendment.

CPC and City Council:

3100-08 Banks

I oppose the proposed land use change for 3100-08 Banks Street known as “PD 4. b”. The area has been subject to too many high density requests for a strongly 1 and 2 family area. Please retain current zoning to prevent future, more intense zoning changes.

Allowing this change will only lead to enlargement or expansion of high density, mixed-use development in the middle of a residential neighborhood. I want this property to remain “Residential Low Density land use”.

Williams Amendment

I oppose the “Williams Amendment” which proposes a change from “Mixed Use Low Density land use (MUL)” to a more intense, dense “Mixed Use Medium Density land use (MUM)”.

Approval of this change will open the door to more intense future zoning requests and changes and development, greater densities, unlimited size commercial, and less restrictive list of commercial uses.

Some of these zoning classifications in MUM allow building heights up to 60 feet or 5 stories which are objectionable and totally out of scale and character with our neighborhood. This area is predominantly comprised of historic 1-2 story residential construction, institutional uses like schools and churches, and smaller 1-3 story commercial structures already allowed under current land use.

Much effort and community involvement was used to establish reasonable zoning requirements acceptable to the property owners. Please do not perpetuate the trend of breaking the zoning rules. It is destroying the residential community of the area.

Thank you.
Jim Olsen
2748 Palmyra Street

Codi E. Davis

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear City Planning Commission Members and City Council Members:

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

TEXT AMENDMENTS NO. M-17-411

Land Use Chapter 13 (Former 14) items:

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

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

g., i., k and l.

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

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

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

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

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

units.

Oppose removal of density limits from all.

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

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

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

Sincerely,

Mary Mysing-Gubala, Ph.D.

319 S. Genois St.

New Orleans, La. 70119

Codi E. Davis

From: CPCinfo
Sent: Tuesday, September 05, 2017 8:25 AM
To: Larry W. Massey Jr.
Subject: FW: I oppose MUM

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jolie Bonck [<mailto:jboncklot@yahoo.com>]
Sent: Thursday, August 31, 2017 10:58 AM
To: CPCinfo
Cc: T. Gordon McLeod
Subject: I oppose MUM

To Whom It May Concern:

I strongly oppose the "*Williams Amendment*" which proposes to allow more intense development in Mid-City, through a change from "Mixed Use Low Density Land Use (MUL)" to "Mixed Use Medium Density land use (MUM). Our infrastructure in Mid-City is failing us, traffic is terrible, parking impossible, streets are pot hole ridden, and even in a moderate rain storm we flood. We do NOT need more stress on the neighborhood with adding more people!!! I own my home and have lived in it for 31 years and have witnessed a loss of the residential quality of the neighborhood. Please save the residential aspects and the few historic buildings we have left. Building high density, high rises will destroy us.

Jolie Bonck

Codi E. Davis

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

September 1, 2017

Dear Commissioners:

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

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

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

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

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

Respectfully,

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



Virus-free. www.avg.com

Codi E. Davis

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

Good morning

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

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

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

I oppose the Institutional designation for the RTA transit facility.

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

Thank you for your consideration.

Sincerely

Debra Voelker
Mid-City resident

Codi E. Davis

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear City Planning Commission Members and City Council Members:

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

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

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

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

g., i., k and l.

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

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

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

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

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Oppose removal of density limits from all.

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

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

All the best,

Romney Richard

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

Codi E. Davis

From: CPCinfo
Sent: Tuesday, September 05, 2017 8:25 AM
To: Larry W. Massey Jr.
Subject: FW: Mid-City Land use change

Follow Up Flag: Follow up
Flag Status: Flagged

From: Deuce Hedrick [<mailto:deuce.hedrick@gmail.com>]
Sent: Thursday, August 31, 2017 12:39 PM
To: CPCinfo
Cc: T. Gordon McLeod
Subject: Mid-City Land use change

Dear Commissioners:

I strongly oppose "Williams" proposed land use change from Mixed Use Low Density to Mixed Use Medium Density. Please retain our current Mixed Use Low Density Land Use on City Park Avenue, Canal Street, Carrollton Avenue and Broad. Our neighborhood has already undergone too much growth.

Sincerely,
Cheryl Hedrick

Codi E. Davis

From: CPCinfo
Sent: Tuesday, September 05, 2017 8:28 AM
To: Larry W. Massey Jr.
Cc: Paul Cramer
Subject: FW: Williams amendment

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Kristy Toepfer [<mailto:kristy.toepfer@gmail.com>]
Sent: Friday, September 01, 2017 3:49 PM
To: CPCinfo
Subject: Williams amendment

As a Midcity resident - I am opposed to the master plan land use amendments to be discussed in the public hearing on 9/12. I specifically oppose the change from low density to intense mixed use low medium density. I am a resident near Canal and Carrollton and this area has had excessive street flooding and most recently flooding people's homes (mine included). Please do not allow these amendments. We cannot handle more density in an already crowded area that is having water issues. Thank you.

Sent from my iPhone

Codi E. Davis

From: CPCInfo
Sent: Tuesday, September 05, 2017 8:27 AM
To: Larry W. Massey Jr.
Subject: FW: William's Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: cfbscott@cox.net [<mailto:cfbscott@cox.net>]
Sent: Thursday, August 31, 2017 1:24 PM
To: CPCInfo
Subject: William's Amendment

I am totally against William's Amendment.. Mid-city is crowded enough. It is filled with many historic old homes. William's Amendment would allow structures which would destroy the look of this lovely old neighborhood.
Carol Boudreaux

Codi E. Davis

From: Nicholas J. Kindel
Sent: Friday, August 04, 2017 4:57 PM
To: Paul Cramer
Subject: FW: 6240 Memphis

It looks like this refers to the Master Plan Amendment, so I will pass this along to you.

nick

From: CPCInfo
Sent: Friday, August 04, 2017 2:26 PM
To: Nicholas J. Kindel
Subject: FW: 6240 Memphis

From: Daniel Bent [<mailto:danbent@gmail.com>]
Sent: Friday, August 04, 2017 2:13 PM
To: CPCInfo
Subject: 6240 Memphis

CPC Members,

I was advised from Councilmember Guidry's office that the property located at 6240 Memphis St was sent back to the CPC for further consideration in Motion M-17-411 and Motion M-17-412. The neighbors around this property as well as other local residents were pleased with this decision and hope the CPC concurs with the residents and City Council and not recommend approval to be rezoned.

This rezoning does not have the support of the LCIA, Lakeview Zoning Committee, City Council or the residents.

Thank you for your time,

Daniel Bent
6241 Memphis St

Codi E. Davis

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

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

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

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

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

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

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

Thank you

Marie Crouch

727 Ursulines street

New Orleans, LA.70116

Codi E. Davis

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

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

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

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

Leslie Parr
1202 N Dupre
New Orleans, LA 70119

COALITION for SOUND HOUSING SOLUTIONS

2424 North Arnoult Road, Metairie, LA 70001
Phone: (504) 837-2700 Fax: (504) 837-4663
www.home-builders.org

July 25, 2017

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

Re: Master Plan Amendments

Dear & CPC Director Rivers & Members of the City Council,

On behalf of the Coalition for Sound Housing Solutions,¹ please accept these comments on the proposed master plan amendments, which will be considered by the City Council Thursday, July 27, 2017.

As a former participant and member of the City's Zoning Technical Advisory Committee (ZTAC) and an early supporter of the 2008 City Charter amendment (which contemplated a comprehensive master plan and zoning revision), I firmly believe that a proper foundation was set for the City's Land Use Element and Future Land Use Map; therefore, any proposed land use actions in the form of master plan amendments should always reflect and be consistent with the purposes and intent of the 2008 City Charter amendment. Comprehensive master planning, even that which possesses the "force of law," is nevertheless a land use and development exercise intended to guide a community's growth patterns multiple years into the future. Its focus should be solely on prudent land use. A properly

¹ The Coalition for Sound Housing Solutions was established in 2016 to educate and inform local residents, business owners, policy makers, and others regarding common sense solutions to important housing issues. Comprised of industry trade and professional organizations representing land development, home construction/renovation, multifamily ownership and rental, housing sales and finance, and property/home insurance, the Coalition's members possess vast knowledge and resources related to land development, home construction, and rental.

confected master plan's effectiveness will be greatly diffused if it is amended with the intention of resolving broad societal ills, particularly those that are unrelated to land use and development, which are better left to the community at-large to contemplate. Moreover, the master plan document should not be used, or amended in a fashion that it becomes a "backdoor" mechanism to impose a conglomeration of ordinances and enactments that otherwise would have great difficulty gaining legislative (in this instance, City Council) approval. **The Coalition is very concerned that many of the amendments proposed in Chapter 5 (please see below) are outside the scope of the master planning process and tend to circumvent the requirement of legislative approval.**

The fundamental strength of the City of New Orleans' master planning process (post-2008 City Charter amendment) derived from the City's conscious commitment to extensive public outreach, engagement, and collaboration. A Community Advisory Group (CAG) was formed, which met beginning in 2008, in addition to the creation of a Planning Technical Advisory Committee (PTAC), a Zoning Technical Advisory Committee (ZTAC), and multiple, diverse Working Groups. All of these groups met, consistently, for several months thereafter. **As the City Planning Commission (CPC) and City Council contemplate proposed amendments related to the 2016-2017 Master Plan Amendment process, it is imperative that *all* relevant stakeholders be allowed a voice and offered a seat at the proverbial table.** In light of that, our experienced members of the Coalition for Sound Housing Solutions offer the following specific comments regarding the proposed master plan amendments presently before the City Council for consideration.

PROPOSED TEXT AMENDMENTS – CHAPTER 5

CHAPTER 5 - ATTACHMENT "A" SUMMARY CHART

GOAL: Neighborhoods (pp. 1-2)

The Coalition is supportive of recommendations that enhance code enforcement activities, while at the same time providing low-to-moderate income and elderly residents with resources to assist with code compliance. Various nonprofit organizations, including those affiliated with Coalition members, currently offer and manage effective programs designed to assist low-income and elderly home owners make necessary repairs to achieve code compliance.

The Coalition encourages such policies and would be available to assist in their future execution and enforcement. **However, the Coalition strongly opposes the imposition of a mandatory rental registry and inspection program as a means to achieve code compliance.** For reasons described later in these comments, the Coalition is of the opinion that a rental registry and inspection program is not only unnecessarily invasive in nature, but is ill-suited to police the *actual* code-violators that own and manage rental properties in the City.

Moreover, the Coalition supports investment strategies to meet neighborhood needs (in those neighborhoods with limited *or* increasing market activity), thereby promoting equity and access to opportunities, while also preventing the displacement of existing residents. Catalytic investment and the creation of new home ownership and rental opportunities are encouraged and should take advantage of various creative tools, resources, and the expertise of stakeholders in the public and private sector, including developers and builders of market rate and affordable housing.

The Coalition encourages an emphasis on the maximum use of all available Federal/state dollars, as well as the sufficient introduction and leveraging of private capital and resources. Rote reliance on regressive planning and zoning measures, such as mandatory inclusionary zoning, has proven historically to be a grossly under-performing tool for achieving housing affordability. The Coalition cannot support mandatory inclusionary zoning, but would be available to assist in developing far more dynamic tools to achieve housing affordability.

GOAL: Housing (pp. 3-4)

The Coalition strongly supports the creation of a New Orleans Development & Housing Work Group, which would convene as soon as is practicable to study, evaluate, and make housing policy recommendations to the CPC, City Council, and Mayor. The Development & Housing Work Group would aggressively work to recommend housing policies that support a range of homeownership and rental options for residents of all income levels, while also seeking to prevent future displacement of existing residents. **The Development & Housing Work Group should be comprised of all relevant housing and development agencies of the City, as well as *all* stakeholders that are involved in the City's land use development and housing construction processes.**

The Coalition strongly discourages the formation of any such Development & Housing Work Group that does not embrace and include representatives of developers, builders, and owners of market rate for-sale and rental properties.

GOAL: Enhanced character and livability of neighborhoods, with investments to improve quality of life (pp. 10-14)

The Coalition strongly supports housing policies and strategies that will accommodate a wide array of single-family and multifamily options, meeting the need for more housing units, and/or the prudent adaptive re-use of existing units. As such, proposed master plan amendments and zoning revisions that offer creative recommendations and market incentives are favored over draconian measures such as mandatory inclusionary zoning, which yields relatively few necessary affordable housing units on scale, considering the outsized investment and heavy administrative requirements necessary to administer such programs. Again, a viable Development & Housing Work Group, populated by government and private housing development and construction practitioners/experts, should be formed to evaluate viable solutions to the City's housing affordability challenges.

Moreover, in the interest of improving the City's housing stock (including rentals) and at the same time making it more affordable to low-to-moderate income and elderly citizens, the Coalition supports enhanced code enforcement measures, including an improved property tracking mechanism to root out non-compliant properties. A commensurate budget and code enforcement staff must be established, and a prioritized home loan and repair program for low-to-moderate income and elderly citizens is needed to assist with code compliance. The Coalition strongly opposes a mandated rental registry and inspection program, as such programs are unnecessarily invasive, costly to administer, and tend to be punitive to owners who are already "on-record with the City."

GOAL: Focus investment strategies to meet neighborhood needs and promote equity and access to opportunity (pp. 15-21)

The Coalition supports all efforts to expand home repair programs for low-to-moderate and senior homeowners and renters, as well as and measures to explore further investment in energy efficiency and

weatherization programs offered by the City, non-profit, and for-profit housing organizations. Furthermore, the Coalition is supportive of enhanced investment in transit, recreation, and economic development (jobs) so that citizens' access to opportunities are greatly improved. The exploration of options under state law to identify and designate areas as tax increment finance districts for the purposes of directing long-term locally derived funding to support affordable housing, infrastructure, and blight reduction is greatly encouraged. Market rate developers and builders, along with the nonprofit development community should be encouraged to participate with the City (via a Development & Housing Work Group) in extensive planning and evaluation of opportunities to create, improve, rehabilitate, finance, and maintain a viable affordable housing stock for all of its citizens, particularly those on with low and modest incomes. **Removal of unnecessary and costly regulatory barriers to affordable construction and renovation must also be considered.**

GOAL: Access to retail and services from all neighborhoods (pp. 23-24)

The Coalition supports the exploration of options to create walkable, mixed-use communities with appropriately-scaled multifamily housing options in high-frequency transit areas. Options for increased density and intensity of residential mixed uses is greatly encouraged. Private capital must be introduced and leveraged to achieve scales of efficiency in this regard. Incentivized, *not mandatory* inclusionary zoning, is strongly supported to promote housing affordability in transit-accessible areas.

GOAL: Reinvent housing policies to support quality neighborhoods and meet the diverse housing needs of all households (pp. 24-33)

The Coalition, again, strongly supports the formation of a New Orleans Development & Housing Work Group to inform the discussion and policies going forward on affordable housing. The group should include all relevant City housing agencies, representatives of the private sector development and housing construction industries, non-profit development and community organizations, and other stakeholders involved in the areas of development and construction. Topics for discussion should include: preservation of existing housing stock (including historical properties) for rehabilitation and adaptive re-use; development of a diverse array of homeownership and rental housing opportunities for residents of all income levels, with an annual housing market analysis to assist in setting priorities; exploration of viable options to direct City-owned (including adjudicated)

properties towards use for affordable housing opportunities; encouragement of in-fill development to achieve affordable housing opportunities in all areas of the City; enablement of large, new multifamily developments of 75 or more units to be built near transit and job sectors; study of existing regulatory barriers to creation and rehabilitation of affordable housing; full exploration of housing finance, incentive, revenue, trust fund, and tax relief programs to underwrite and support the creation of more affordable housing; promotion of home ownership access and information to all City residents; prioritize and target programs and funding for special needs citizens, as well as deep low-income earners for possible direct subsidies.

GOAL: Work with all relevant housing development and construction stakeholders, including private, market rate professionals, to provide housing that is responsive to the needs to the entire New Orleans community.

The Coalition strongly supports the inclusion of its members in this endeavor.

The Coalition for Sound Housing Solutions greatly appreciates your consideration of these comments and is available to provide additional information where requested.

Sincerely,

Coalition for Sound Housing Solutions

Jon Luther, CEO
Home Builders Association of Greater New Orleans

Codi E. Davis

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

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

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

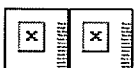
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Keep "Force of Law" in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law. Also, the promise of the Master Plan charter change and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

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

Thank you.

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



Sent from my iPhone

Codi E. Davis

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

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

Thank you.

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

Codi E. Davis

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

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

Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

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

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Thank you

David Peltier

[Unsubscribe](#)

Codi E. Davis

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

7.11.2017

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



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

Post WWII Riverfront

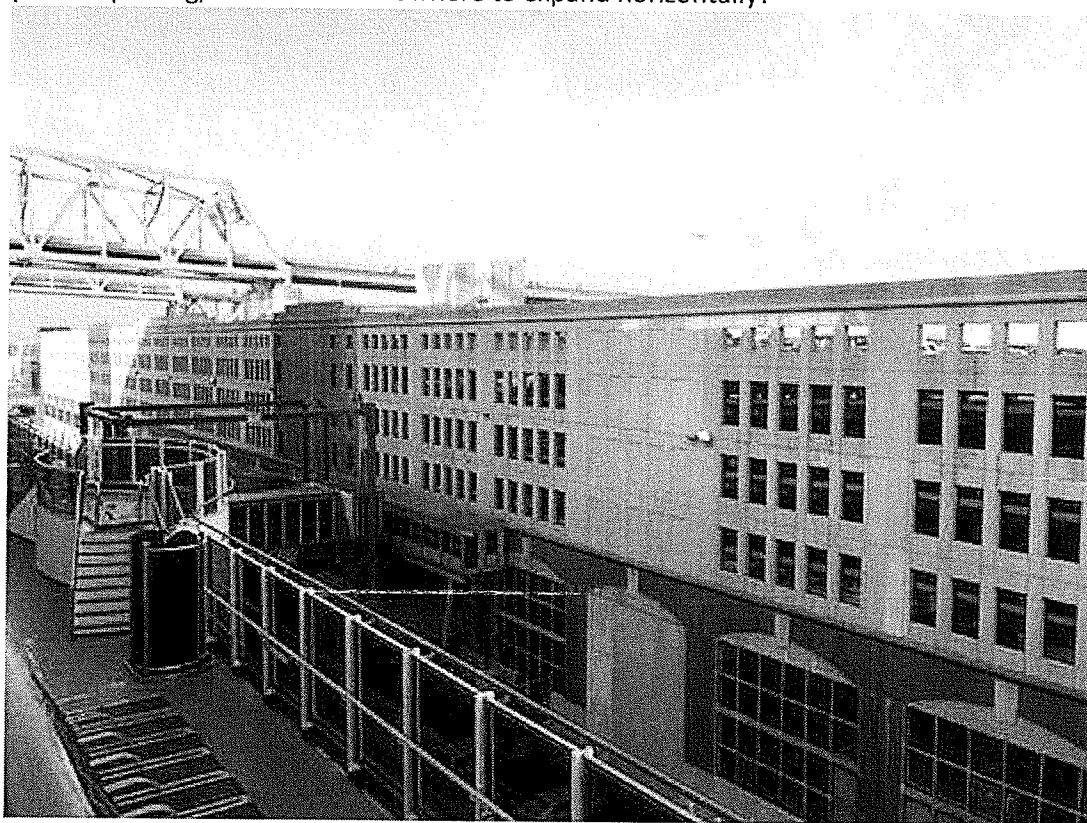
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- Keep the Mixed Use Low density designation for the Future Land Use Map as changing it would encourage demolition of historic housing, possibly of entire blocks to make land available for new developments.
- Keep “Force of Law” in place for the entire Master Plan document, not just for Chapter 14. All areas of the Master Plan need the protections and certainty provided by having the Force of Law[SS1] .

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

Food for thought.....

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



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



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



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

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

Thank you,

Dia and Tony Napolitano, 3810 Royal St, NOLA 70117

Dia Napolitano

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

7.11.2017

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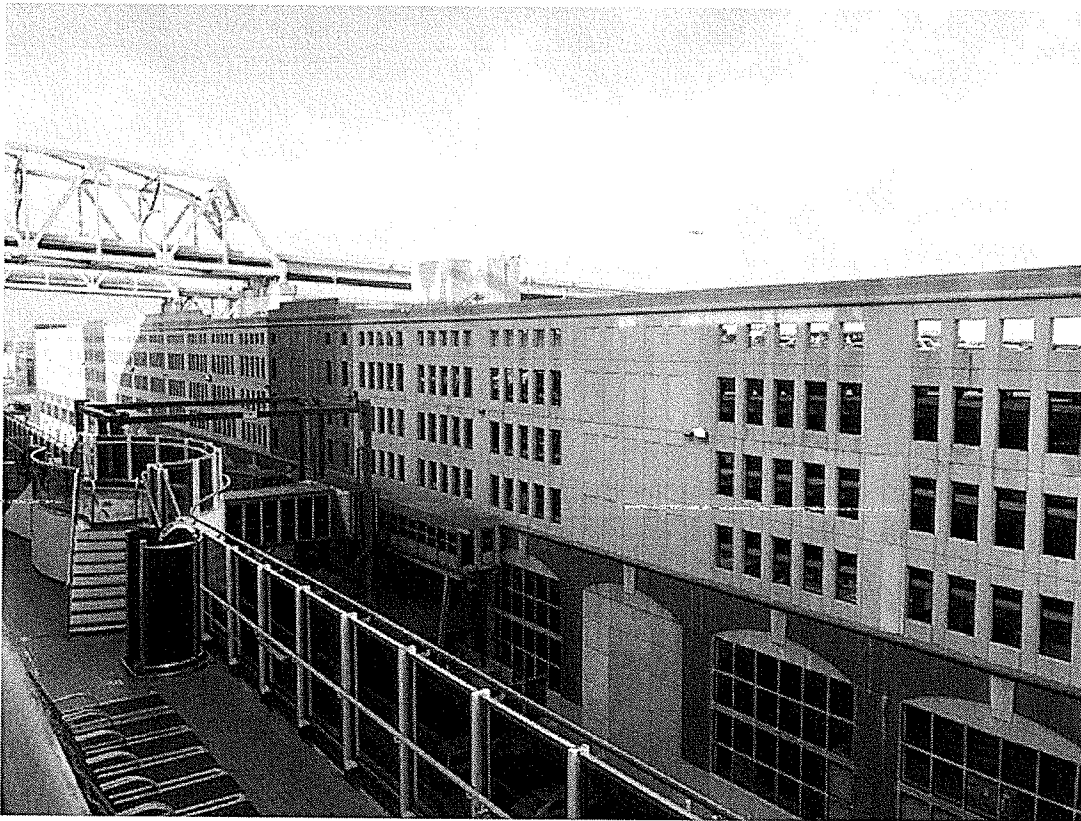
Dia & Tony Napolitano

3810 Royal St, NOLA 70117

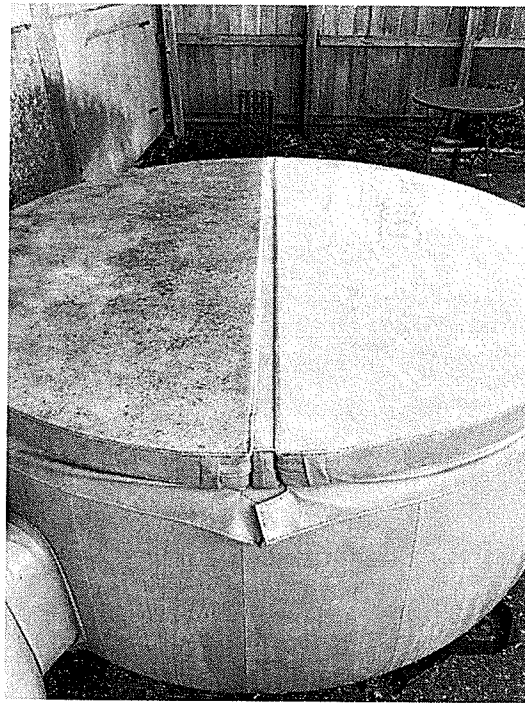
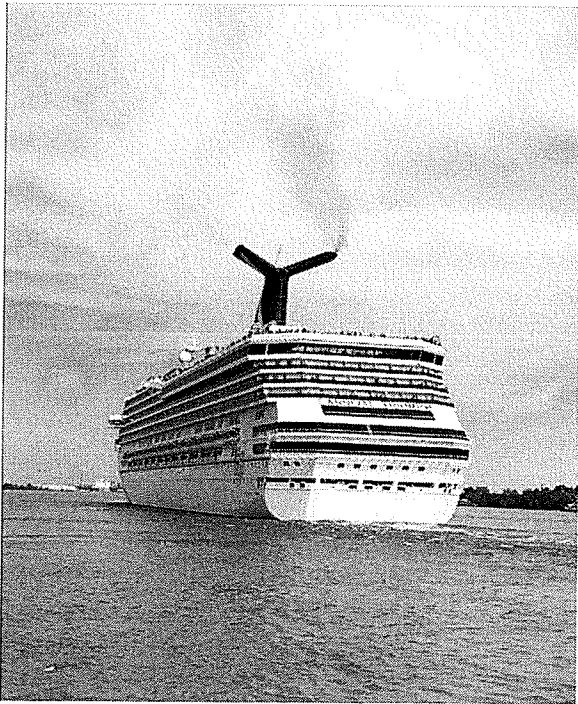
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Please, please, please do not let these developes or the Port of New Orleans to destroy our neighborhood.

Thank you,

Dia and Tony Napolitano, 3810 Royal St, NOLA 70117

Codi E. Davis

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

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

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

Codi E. Davis

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

Dear Council members and City Planning Staff and Commission:

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

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

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

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

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

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

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

Thank you,

A Tilton

Codi E. Davis

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

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

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

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

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

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

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

Thank you

Codi E. Davis

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

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

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

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

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

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

Thank you,
Katie Burlison
New Orleans

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Codi E. Davis

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

Dear Council Members and City Planning Staff and Commission:

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

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

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

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

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

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

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

Thank you!

Brian Huff

Codi E. Davis

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

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

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

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

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

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

Thank you.

Respectfully,

William Khan
French Quarter resident

Codi E. Davis

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

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

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

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

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

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

Thank you,

Jodi Poretto

818 Bourbon Street, New Orleans, LA 70116

Codi E. Davis

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

Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

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

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

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

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

Thank you,

Jerry Zachary

1119 Burgundy St.

New Orleans, LA 70116

Codi E. Davis

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

Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

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

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

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

Regards,

Gail Cavett

French Quarter Resident

Codi E. Davis

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

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

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

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

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

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

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

Thank you.
Carolyn Perry
French Quarter resident and voter

Codi E. Davis

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

Subject: Master Plan Amendments

Dear Councilmembers and City Planning Staff and Commission:

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

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

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

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

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

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

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

Thank you

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

Codi E. Davis

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

Dear Councilmembers and City Planning Staff and Commission:

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

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

Thank you

Brian Huff

Codi E. Davis

From: Editha Amacker <evamacker@gmail.com>
Sent: Monday, August 07, 2017 12:39 PM
To: Paul Cramer
Subject: typo in Cal. No. 31917

Is it possible to correct grammatical errors in Cal. No. 31917 (approved Master Plan text amendments). These errors, and minor text changes occurred, after the preliminary CPC staff reports.

Ch. 7 Goal 4 (proposed) Recommended Strategy 4B Recommended Action #2 [pg. 13] in the How statement.

"2. Restore vacant or closed neighborhood parks in underserved with programming to meet the needs of eh residents."
Cal. No. 31917 page 240 or 840 (in my .pdf copy)

This text should read as follows:

2. Restore vacant or closed neighborhood parks in underserved **areas** with programming to meet the needs of **the** residents.

Thanks,
Editha Amacker



September 1, 2017

1 Palm Drive
New Orleans, LA
70124-4608

504.482.4888
FAX 504.483.9412

Catering/Sales
504.488.2896
Fax 504.483.9379

www.neworleanscitypark.com

Robert Steeg, Chairman
New Orleans City Planning Commission
7th Floor
City Hall
1300 Perdido Street
New Orleans, La. 70112

Re: Motion M-17-411
Modifications to Chapter #7 New Orleans Master Plan

Dear Chairman Steeg:

I write to request that the Planning Commission uphold its original recommendations on modifications to Chapter #7 as relates to Goal #12, portions of which were referred back to the Commission by the City Council.

The language suggested in the Motion for Goal 12.B. is particularly inappropriate in that it seeks to place restrictions on the use of Park space in a Goals Statement. This is not only poor planning but is an attempt to restrict the ability of the very public agencies charged by law with determining the appropriate balance of park uses, from making those judgements.

The language in the Motion seeking to separate Goal 12.C. into two separate goals (in suggested Goal 12.D.) also seeks to add restrictive language to the Master Plan.

City Park has consistently supported the position which the Planning Commission's previous actions also supported, that land use decisions in regional parks should be left to those agencies charged with the administration of those parks where a Master Plan has been adopted by those entities.

We recommend that the Commission reject the suggested modifications in Motion M-17-411 and reaffirm their previous recommendations with regard to the Goals of Chapter #7.

Sincerely,

Robert W. Becker Ph.D. FAICP
Chief Executive Officer

Cc: Robert D. Rivers
Steve Pettus

Larry W. Massey Jr.

From: CPCInfo
Sent: Wednesday, September 6, 2017 12:40 PM
To: Paul Cramer
Cc: Larry W. Massey Jr.
Subject: FW: I oppose MUM

From: T. Gordon McLeod
Sent: Thursday, August 31, 2017 12:33 PM
To: 'Jolie Bonck'; CPCInfo
Subject: RE: I oppose MUM

Thank you for your comments. Cm. Guidry will take them into account when considering the request.

Best regards,

Gordon McLeod
Chief of Staff
Councilmember Susan Guidry, District 'A'

From: Jolie Bonck [<mailto:jboncklot@yahoo.com>]
Sent: Thursday, August 31, 2017 10:58 AM
To: CPCInfo <CPCInfo@nola.gov>
Cc: T. Gordon McLeod <tgmcleod@nola.gov>
Subject: I oppose MUM

To Whom It May Concern:

I strongly oppose the "*Williams Amendment*" which proposes to allow more intense development in Mid-City, through a change from "Mixed Use Low Density Land Use (MUL)" to "Mixed Use Medium Density land use (MUM). Our infrastructure in Mid-City is failing us, traffic is terrible, parking impossible, streets are pot hole ridden, and even in a moderate rain storm we flood. We do NOT need more stress on the neighborhood with adding more people!!! I own my home and have lived in it for 31 years and have witnessed a loss of the residential quality of the neighborhood. Please save the residential aspects and the few historic buildings we have left. Building high density, high rises will destroy us.

Jolie Bonck

Larry W. Massey Jr.

From: CPCinfo
Sent: Wednesday, September 6, 2017 12:40 PM
To: Paul Cramer
Cc: Larry W. Massey Jr.
Subject: FW: Oppose Williams Amendment

From: John Bankston [mailto:johnnybankston@gmail.com]
Sent: Thursday, August 31, 2017 1:47 PM
To: CPCinfo; T. Gordon McLeod
Subject: Oppose Williams Amendment

DO NOT allow more intense development in Mid City through a change from "Mixed Use Low Density Land Use" to "Mixed Use Medium Density Land Use."

We do not need more cement covering our green spaces which prevents water to be absorbed into the ground which prevents flooding.

Do not forget what happened in Houston in August 2017.

Thank you,
John Bankston

Larry W. Massey Jr.

From: CPCinfo
Sent: Wednesday, September 6, 2017 12:39 PM
To: Paul Cramer
Cc: Larry W. Massey Jr.
Subject: FW: OPPOSE WILLIAMS AMENDMENT

From: Toni McCormick [mailto:videocon@earthlink.net]
Sent: Thursday, August 31, 2017 3:33 PM
To: CPCinfo; T. Gordon McLeod; Stacy S. Head; Susan G. Guidry; LaToya Cantrell; CouncilDistrictD; Mayor Mitchell J. Landrieu
Cc: Timothy_Morris@nola.com; rryals@hearst.com
Subject: OPPOSE WILLIAMS AMENDMENT

To the CITY Planning Commission,

I strongly oppose "Williams Amendment" which proposes to allow more intense development in Mid-City, through a change from "Mixed Use Low Density Land Use (MUL)" to "Mixed Use Medium Density land use (MUM)". I'm informing the Planning Commission I support the retention of our current "Mixed Use Low Density land use (MUL)."

The recent Houston flooding should be a HUGE RED FLAG of overdevelopment and what New Orleans will likely experience—PARTICULARLY MID-CITY WITH THE PROPOSED EDWARDS DEVELOPMENT. Houston's failure with their retaining ponds and reservoirs proves Edward's proposal to provide "underground" water retaining tanks isn't a viable answer.

Add the already compromised sewerage and water system that is unfolding daily in New Orleans and we have a recipe for a disaster.

PLEASE don't allow ANY intensive building—STICKING TO THE EXISTING ZONING REGULATIONS—PARTICULARLY WITH THE EDWARDS DEVELOPMENT! We have enough infrastructure problems as it is.

Is everyone so anxious for us to mimic the growth of Houston—look at where that got them today—how do you think it's working out for Houston NOW?

Proposed MUM Land Use opens the door to more intense future zoning changes that allow much larger buildings, greater density, unlimited size commercial, & more intense commercial uses, as well as 5 story 60 foot building heights totally out of scale with the character with our neighborhood (currently just 3 stories and 35-40 feet allowed). As you know most of this area consists of occupied historic 1-2 story residential development (including those converted to commercial), institutional uses like schools and churches, and smaller 1-3 story commercial buildings (with a few exceptions).

The only way to reach proposed MUM capacity seems demolition of historic structures and aggregate smaller lots. At least it increases potential for that which CPC staff has acknowledged.

One example of a recent development planned in proposed "MUM" land use, is the 400 unit mixed use Edwards project. "MUM" is typically limited to vacant, underdeveloped or former industrial areas along Tulane Ave / I-10 and along the Lafitte Greenway below Alexander (dark gray on the map). Obviously these areas are not that and our current land use already allows appropriate size commercial, multifamily and mixed use.

Please, Please, PLEASE think of the city long term, and the realities that are facing us. And please don't even GO there with the "development brings in money" because if that were so A) Edwards wouldn't need the density waiver B) They wouldn't need tax credits.

Toni McCormick

Larry W. Massey Jr.

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

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

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

September 1, 2017

RE: Master Plan Future Land Use Map and Text Amendments

Dear Commissioners:

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

Future Land Use MAP

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

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

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

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

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

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

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

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

Sincerely,
Caylie Sadin



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Larry W. Massey Jr.

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

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

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

September 1, 2017

RE: Master Plan Future Land Use Map and Text Amendments

Dear Commissioners:

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

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

Future Land Use MAP

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

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

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

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

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

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

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

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

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

Sincerely,
Daniel Troyano



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Larry W. Massey Jr.

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

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

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

September 1, 2017

RE: Master Plan Future Land Use Map and Text Amendments

Dear Commissioners:

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

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

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

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

Future Land Use MAP

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

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

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

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

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

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

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

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

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

Sincerely,

Sandra Gerhold
215 North Rendon
New Orleans, La 70119

Larry W. Massey Jr.

From: CPCinfo
Sent: Wednesday, September 6, 2017 12:38 PM
To: Paul Cramer
Cc: Larry W. Massey Jr.
Subject: FW: Please vote no to Councilman Williams' Amendment

From: Michelle Schlafly [mailto:kimballmichelle@outlook.com]
Sent: Friday, September 01, 2017 5:13 PM
To: CPCinfo
Cc: Susan G. Guidry; LaToya Cantrell; James A. Gray; jawilliams@nola.gov; Nadine M. Ramsey; jbrosett@nola.gov; Stacy S. Head
Subject: Please vote no to Councilman Williams' Amendment

Dear City Planning Commission,

Please vote no to Council-At-Large Williams' proposed amendment to change our Mixed Use Low Density areas (on and near Canal, Broad, N. Carrollton and City Park Ave) to a more intense Mixed Use Medium Density land use.

This will affect what zoning changes will be allowed in the future. While current MUL limits height to 1-3 stories or 35-40 feet, a change to MUM may allow a zoning change with maximum 60 foot heights up to five stories rarely seen in many of these areas. Additionally, it may allow more intense uses, unlimited size commercial or higher densities. The proposed change appears to include side streets including some residential where we live.

Mid-City needs no more increases in high density anything. We don't want increased building height in this area because it does not follow the Master Plan that we worked so hard on for so many years. Mid-City is already overbuilt and over-populated and there have been no infrastructure improvements unless you call getting rid of lane of traffic on Tulane Avenue an improvement. Sorry, we can't handle anymore increased density or traffic in this area. Please vote no. There are so many other areas in the city that could benefit from Councilman Williams' amendment and I suggest he look elsewhere.

Thank you,
Michelle Schlafly
121 South Genois Street
New Orleans, LA 70119

(504) 482-7943

Larry W. Massey Jr.

From: CPCinfo
Sent: Wednesday, September 6, 2017 12:37 PM
To: Paul Cramer
Cc: Larry W. Massey Jr.
Subject: FW: PLEASE, DO NOT GRANT A CHANGE TO MIXED USE/MEDIUM DENSITY

From: Polly Waring [mailto:PollyWaring@hotmail.com]
Sent: Saturday, September 02, 2017 1:09 PM
To: CPCinfo
Cc: T. Gordon McLeod
Subject: PLEASE, DO NOT GRANT A CHANGE TO MIXED USE/MEDIUM DENSITY

To Whom It May Concern:

I am writing with strong opposition to the "Williams Amendment", the proposed land use change from Mixed Use Low Density to Mixed Use Medium Density. I have lived in Mid-City for 35 years and have watched and experienced how more traffic and parking problems have affected the quality of life in our neighborhood. This Mixed Use Medium Density will create even more traffic and parking problems, as well as lower quality of life for residents of our neighborhood. Mid-City has many rental properties, and most are without off-street parking. This change of use will create a nightmare for those of us living here. Please retain our current Mixed Use Low Density Land use on City Park Avenue, Canal Street, Carrollton Avenue and Broad Street. We will be paying close attention.

Sincerely,
Polly Waring
237 North Anthony Street
New Orleans, 70119

Larry W. Massey Jr.

From: CPCinfo
Sent: Wednesday, September 6, 2017 12:37 PM
To: Paul Cramer
Cc: Larry W. Massey Jr.
Subject: FW: Mid-City Land use change

From: Deuce Hedrick [mailto:deuce.hedrick@gmail.com]
Sent: Saturday, September 02, 2017 4:18 PM
To: CPCinfo; Leslie T. Alley; Robert D. Rivers
Cc: T. Gordon McLeod
Subject: Re: Mid-City Land use change

I am appalled to learn that my and others comments will not be included in the Commission packet prior to the Sept. 12 meeting.

There is no reason the Commission should only get a week to consider these opinions when they are submitted timely more than a month in advance of a vote.

Please include my comment as well as any others that have been submitted in the Commission packet prior to the Sept. 12 meeting.

Thank you,
Cheryl Hedrick

On Thu, Aug 31, 2017 at 12:39 PM, Deuce Hedrick <deuce.hedrick@gmail.com> wrote:
Dear Commissioners:

I strongly oppose "Williams" proposed land use change from Mixed Use Low Density to Mixed Use Medium Density. Please retain our current Mixed Use Low Density Land Use on City Park Avenue, Canal Street, Carrollton Avenue and Broad. Our neighborhood has already undergone too much growth.

Sincerely,
Cheryl Hedrick