

Fw: Proposed FLUM Category Changes - Planning District 3

CPCINFO <CPCINFO@nola.gov>

Mon 1/23/2023 10:00 AM

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

From: Andree Fant <andreefant@gmail.com>**Sent:** Monday, January 23, 2023 7:22 AM**To:** CPCINFO <CPCINFO@nola.gov>**Cc:** Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Lesli Harris <Lesli.Harris@nola.gov>; Helena N. Moreno <Helena.Moreno@nola.gov>; JP Morrell <JP.Morrell@nola.gov>; Freddie King <Freddie.King@nola.gov>; Eugene J Green <Eugene.Green@nola.gov>; Oliver M Thomas <Oliver.Thomas@nola.gov>**Subject:** Proposed FLUM Category Changes - Planning District 3

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I am writing regarding the proposed FLUM category changes to the sites in Planning District 3 that are labeled as PD03-06, PD03-12, PD03-09, PD03-01, and PD03-02. All of these proposed FLUM category changes will increase density. The area of the City in which these sites are located is bound by the Mississippi River on one side and Audubon Park on another side which obstruct vehicular access to these sites. Traffic is already heavy on the few streets into this area of the City. Increasing density will exacerbate the current traffic problems.

Additionally, low income housing currently exists on sites PD03-06 and PD03-12. The proposed FLUM change for these sites will jeopardize the continued existence of this much needed housing type by allowing uses other than residential.

Finally, these proposed FLUM category changes would lay the "ground-work" for zoning changes that would allow the nearby hospital to expand. For the traffic congestion reasons mentioned above, not to mention the potential for a helicopter pad deeper into the neighborhood, further hospital expansion would be detrimental to this neighborhood.

I am against these proposed FLUM category changes and urge that they not be approved for the reasons recapped below:

1. **traffic congestion due to access limitations**
2. **loss of low income housing**
3. **hospital expansion into residential areas & generation of more hospital traffic**

Please let me know if you have any questions or would like to discuss this further.

Andree Fant
401 Henry Clay Ave, NOLA 70118
cell (504) 905-4031

--

Regards, Andrée

Cameron M Boissiere

From: Anthony <neworleanscandles@gmail.com>
Sent: Thursday, March 30, 2023 10:19 PM
To: CPCINFO
Subject: PD3-03 FLUM change

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Stop trying to limit the size of our retail AND put residential on heavily traffic'd streets.

Earhart shouldn't even be "Neighborhood Commercial" it should be General Commercial

And it definitely shouldn't be "Mixed Use" The residential side of living on a major thoroughfare is probably not all that great. Make it something with some more jobs for the residents that live off of the major thoroughfare.

I oppose PD3-03

Anthony Favre

Cameron M Boissiere

From: Anthony <neworleanscandles@gmail.com>
Sent: Thursday, March 30, 2023 10:31 PM
To: CPCINFO
Subject: PD3-04

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Apparently y'all want people to live on major thoroughfares all over the city

And don't seem to care if they have jobs.

What do you actually think will be built on a major US highway?

You can find something better.

But right now its about as good a place as any for the Job Center, a police supply store, a marble and stone company, a gas station/convenience store, a trophy shop, the Hotel that could use some work but apparently is starring in some films, and a nursery.

Are these businesses not good enough? What is the hope here, across from the train tracks and in front of probably 30,000 cars a day.

I'm going to oppose this just because I'm not entirely convinced anyone should live on that stretch of Airline highway for their quality of life.

Anthony Favre

Laura B. Bryan

From: M Claudia Garofalo <claudiagarofalo@gmail.com>
Sent: Wednesday, January 11, 2023 2:41 PM
To: CPCINFO
Cc: Joseph I. Giarrusso
Subject: Tulane Proposed Changes to Broadway, Calhoun, Freret

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I am opposed to the proposed Future Land Use Map (FLUM). The map changes removes residential properties in our City where there is already a severe housing shortage.

Thank you,

Claudia Garofalo
922 Adams St
504 259 8796

Master Plan Meeting Comment Card

Date: 01/11/23

Proposed Amendment No. ~~PD 006 PD~~ PD 03-06 PD 03-12

Comment/Question:

KEEP THE PRE-WAR RESIDENTIAL ZONING HERE. THE LCMC GROUP HAS NEGATIVELY IMPACTED THE NEIGHBORHOOD WITH HELICOPTER NOISE, TRAFFIC AND GENERAL NOISE.

Contact Information (optional):

DAVID ISGANITIS DAVID@SCRIPTURA.COM
Name E-mail
404 WESTON
Address

Master Plan Meeting Comment Card

Date: 1/11/23

Proposed Amendment No. PD3-6 and PD3-12

Comment/Question:

against the increased density proposed

Contact Information (optional):

Kris Pottharst KPOTTHARST@YAHOO.COM
Name E-mail
211 Eileen St
Address

Master Plan Meeting Comment Card

Date: 1/11/2023

Proposed Amendment No. Planning District 3 "Inset 2"

Comment/Question:

To the extent any of the four proposed FLUM changes might increase density in the district, I oppose same.

Thanks

Contact Information (optional):

Kirk P Groh
Name E-mail
427 Exposition Blvd
Address

Master Plan Meeting Comment Card

Date: 1/11/23

Proposed Amendment No. PD03-03

Comment/Question:

I live very close to this effected area (4 houses away) and would love to see the area support more residential options and support the development of the area especially as places like Nice Guys, Barrows, and others have brought more people. The intersection at Carrollton and Eachart needs changes to make it safer for people walking. This intersection has green arrows to indicate cars can turn, which are on whenever the main light is green, that plus the faded "yield to pedestrians" signs have drivers believing they are prioritized. Very unsafe for pedestri.

Contact Information (optional):

David Meza Gdmeza@gmail.com
Name E-mail
2924 Dublin St.
Address

Date: 1/11/2023

Master Plan Meeting Comment Card

Date: Jan. 11, 2023

Proposed Amendment No. PLANNING DISTRICT 3, INSET

Comment/Question: against the proposed PLUM change. This is a land grab and spot zoning that is not wanted and is inconsistent with historical development. An office tower, multi-level parking garage or any of the other non-residential MUM uses are inappropriate. They are jumpier zoning. Office towers and multi-level parking garages belong downtown. Protect residential hood.

Contact Information (optional): VICTORIA EMMERTING emmerting@gilland.com Name E-mail 1334 ANNUNCIATION ST., NOLA 70118 Address

Proposed Amendment No. PLANNING DISTRICT 3, INSET 2 PD3-6, PD3-12, PD3-9, PD3-1

Comment/Question: EXISTING LOW INCOME HOUSING COULD BE LOST IF ZONING IS CHANGED TO INCLUDE OTHER MORE LUCRATIVE USES. ALSO, THE NEIGHBORHOOD IN WHICH THESE SITES ARE LOCATED IS BOUND BY AUDUBON PARK AND THE MISSISSIPPI RIVER WHICH CUT OFF ACCESS. INCREASING THE DENSITY OF THESE SITES WILL INCREASE TRAFFIC IN A NEIGHBORHOOD ALREADY BURDENED BY TRAFFIC DUE TO THE ACCESS LIMITATIONS CAUSED BY THE PARK & RIVER.

Contact Information (optional): ANDREE FANT ANDREEFANT@GMAIL.COM Name E-mail 401 HENRY CLAY AVE NOLA 70118 Address

Master Plan Meeting Comment Card

Date: 1/11/23

Proposed Amendment No. Proposed Future Land Use Changes Planning District 3 Inset 2

Comment/Question: In regards to PD 3-6, PD 3-12, as well as PD 3-9, PD 3-1, I am very against supporting any change to institutional use of these properties. I do not support anything that would increase density.

Contact Information (optional): Holly Groh, M.D. kandhgroh@yahoo.com Name E-mail 427 Exposition Blvd., NOLA 70118 Address

Master Plan Meeting Comment Card

Date: JAN 11

Proposed Amendment No. PD3-6 PD3-12

Comment/Question: Please consider the immense impact LCMCC is already having on the neighborhood. The level of inconsideration is detrimental on multiple levels. LCMC has proven themselves to be a poor neighbor. The volume of noise and the vibrations from the helicopter make our house shake and impact our sleep nightly. Their continued expansion will wreak more havoc on the neighborhood.

Contact Information (optional): Margaret Name E-mail

Master Plan Meeting Comment Card

Date: 1/11/23

Proposed Amendment No. PD03-06 & PD03-12

Comment/Question:

I am strongly opposed to changing the above Planning District designated from Mixed Use Low Density (MLD) to mixed-use medium density (MUM). The neighborhood is already experiencing unprecident traffic congestion in this area. Moreover, the current use of above PDs ~~proposed~~ amendments already supply the residents with low income affordable housing which would dramatically change their life hood and the character of the neighborhood.

Contact Information (optional): Tomas Rey Name E-mail tomasreynorleans@gmail.com

6301 Tchoupitoulas St., NOLA 70118 Address

Master Plan Meeting Comment Card

Date: 1-11-23

Proposed Amendment No. ? PD3 1, 6, 9, 12

Comment/Question:

~~At present~~ I am opposed to PD3 - 1, 6, 9, 12 changing from its current FLUM to the proposed FLUM. Despite Children's Hospital's claims to bring a good neighbor, they are anything but & they certainly are not transparent. They keep grabbing & grabbing on more land and I doubt they have any interest in stopping.

Contact Information (optional): John Hopper Name E-mail johnhopperola@gmail.com

Address



November 27, 2023

New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
CPCinfo@nola.gov

Re: Master Plan Amendment Proposal PD-3-01
December 5, 2023 Hearing

Audubon Riverside Neighborhood Association (“ARNA”) opposes PD-3-01 request to re-designate Riverside Marketplace (5300-5400 Tchoupitoulas) to Mixed-Use Medium Density (“MUM”) from General Commercial.

It is ARNA’s understanding that this request was initiated city-wide by the City to seek zoning changes in commercial designations in order to promote housing. While ARNA supports this goal and applauds the City in taking steps to address housing needs, it does not support this proposed re-designation at this site as it is believed it will do more harm than good. As noted by CPC Staff, the current designation, General Commercial, allows for conditional use residential housing above the ground floor. There are areas throughout uptown New Orleans that house commercial establishments on the base floor and residential housing above, including parts of ARNA (Magazine Street). However, no one has ever sought to add residential housing to the site at issue, despite the apparent profitability given the location. Moreover, there is no indication this will change with re-designation to MUM. Accordingly, the proposal is supported by nothing more than a blanket hope for the best without any supporting data.

Furthermore, it is more likely than not that re-designation to MUM will allow for more intense, commercial uses (given profitability) that are inconsistent and incompatible with the surrounding residential zoning. MUM designations *disfavor* residential development and allow for uses diametrically inconsistent with residential life, such as office towers, medical campuses, multi-story parking garages, and industrial uses that can and do operate at all hours of the day and night. It would also displace the current commercial uses that are residentially focused and serve and compliment the surrounding neighborhood. To the extent the City truly wants to promote residential development at the specific site, it should down-zone it to Mixed-Use Low Density, which promotes residential development awhile protecting against commercial uses that are inconsistent with residential life. Re-designation to Mixed-Use Low Density is also entirely consistent with the zoning of the surrounding neighborhood (Residential Pre-War Low Density).

Again, ARNA applauds the City seeking solutions to address housing, but cautions that a one-size-fits-all approach to re-designate general commercial to MUM may do more harm than good when the attributes of specific sites are considered, as is the belief for this particular site. Accordingly, ARNA respectfully opposes the request and suggests that if the goal truly is to promote residential development, this site should be zoned Mixed-Use Low Density.

With regards,

A handwritten signature in blue ink that reads "Victoria E. Emmerling". The signature is fluid and cursive, with a large initial "V".

Victoria E. Emmerling
Vice President & Chair of Zoning & Planning
Audubon Riverside Neighborhood Association



November 27, 2023

New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
CPCinfo@nola.gov

Re: Master Plan Amendment Proposal PD-3-06
December 5, 2023 Hearing

Audubon Riverside Neighborhood Association (“ARNA”) opposes PD-3-06 request to designate a block of residential housing to inconsistent and incompatible Mixed-Use Medium Intensity (“MUM”) and/or Institutional (“INS”) zoning.

As correctly noted by CPC staff, the request to up-zone this location was already considered and rejected as part of the 2011 FLUM amendment process – and correctly so. The area is predominantly residential, with the site at issue currently zoned as HU-RD2 Two-Family Residential District, consistent with the residential nature of the area. It is the site of some of the most dense, multi-family, affordable housing in the area, and the applicable zoning should protect, not threaten that character. This is particularly true where the City is attempting to increase housing, not eliminate it.

Designation of this site to MUM or INS would run afoul of the land use strategies of preserving neighborhood character, promoting predictability in residential investment and development, and enhancing quality of life features of the area. Indeed, a designation to MUM/INS would turn the nature and character of the area on its head. MUM/INS designations *disfavor* residential development and allow for uses diametrically inconsistent with residential life, such as office towers, multi-story parking garages, and industrial uses that can and do operate at all hours of the day and night. Moreover, responsible urban planning calls for buffer zones between residential areas and intense zoning designations at the other end of the spectrum, but designation of this site to MUM/INS precludes any buffer zone. Indeed, it places the possibility of these highly inconsistent uses directly across the street from residential homes. The City should not allow further erosion of much needed affordable residential housing through an attempt at spot zoning cloaked in a request for a FLUM re-designation. Accordingly, the CPC Staff correctly recommended denial of the request to re-designate this site as MUM/INS, and ARNA supports that determination.

That being said, ARNA opposes the remainder of the CPC Staff recommendation. Specifically, the CPC staff recommends the location be re-designated to Residential Pre-War Medium Density, although not requested by any applicant. ARNA opposes this proposal because it is not necessary and would render this site inconsistently designated from that of the remainder of the surrounding neighborhood of which it is a part. As noted in the report, the zoning districts permitted under current FLUM designation (Residential Pre-War Low Density) and the staff’s proposed FLUM designation (Residential Pre-War Medium Density) are identical with one exception. Residential



Pre-War Medium Density does not allow for HU-RD1 Two-Family District, while Pre-War Low Density does. ARNA does not support removal of this zoning designation as an option for development in its area. As set forth in the CZO:

The designated purpose of the HU-RD1 Two-Family Residential District is intended to provide for the creation and maintenance of urban neighborhoods consisting of compact residential areas having a mix of housing types. The district accommodates two-family developments on smaller lots in older, more densely populated sections of the City. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

It is the goal of ARNA to promote residential development of all types so long as it is consistent with the scale and character of the surrounding neighborhood, and accordingly, ARNA supports low impact zoning designations that promote residential use and development, including allowing zoning for HU-RD1 Two-Family districts. Because the existing Residential Pre-War Low Density allows for the exact same development as that allowed by Residential Pre-War Medium Density (proposed by Staff) plus allowing for HU-RD1 Two-Family zoning, ARNA supports maintaining the current FLUM designation of Residential Pre-War Low Density. This would also keep the zoning of the site at issue consistent with the remainder of the surrounding neighborhood.

In sum, ARNA opposes the request to re-designate the site at issue to MUM/INS and supports the CPC staff recommendation that it be denied. ARNA also favors maintaining the FLUM designation of Residential Pre-War Low Density as it allows for all development allowed by Residential Pre-War Medium Density (proposed by CPC Staff) while maintaining HU-RD1 Two-Family district as an available zoning designation for development.

With regards,

A handwritten signature in blue ink, which appears to read "Victoria E. Emmerting".

Victoria E. Emmerting
Vice President & Chair of Zoning & Planning
Audubon Riverside Neighborhood Association



November 27, 2023

New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
CPCinfo@nola.gov

Re: Master Plan Amendment Proposal PD-3-09
December 5, 2023 Hearing

Audubon Riverside Neighborhood Association (“ARNA”) opposes PD-3-01 request to re-designate a block of Tchoupitoulas Street (5500 Tchoupitoulas) to Mixed-Use Medium Density (“MUM”) from Mixed-Use Low Density. The City Planning Commission should deny this request, as recommended by CPC Staff.

The area is predominantly residential, with the site at issue currently zoned as Mixed-Use Low Density, consistent with the residential nature of the area. It currently houses low impact commercial establishments directed at serving residential needs. However, MUM designations *disfavor* residential development and allow for uses diametrically inconsistent with residential life, such as office towers, multi-story parking garages, and industrial uses that can and do operate at all hours of the day and night. Responsible urban planning calls for buffer zones between residential areas and intense zoning designations at the other end of the spectrum, such as MUM, but designation of this site to MUM precludes any buffer zone. Indeed, it places the possibility of these highly inconsistent uses directly across the street from residential homes in a predominantly residential and historic neighborhood. The CPC Staff correctly found that re-designation of this site would impermissibly constitute spot-zoning, in violation of City policy.

In sum, re-designation of this site to MUM would run afoul of the land use strategies of preserving neighborhood character, promoting predictability in residential investment and development, enhancing quality of life features of the area, and prohibiting spot zoning. Accordingly, ARNA opposes the underlying request to re-designate the site to MUM and joins with CPC Staff in urging that this request should be denied.

With regards,

A handwritten signature in blue ink that reads "Victoria E. Emmerling". The signature is fluid and cursive, written over the typed name and title.

Victoria E. Emmerling
Vice President & Chair of Zoning & Planning
Audubon Riverside Neighborhood Association

Cameron M Boissiere

From: Beth Benson <drbethbenson@gmail.com>
Sent: Monday, November 27, 2023 6:02 AM
To: CPCINFO; Joseph I. Giarrusso; Claire F. Byun
Subject: Re: FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

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Hello,

I am a resident in the Audubon Riverside Neighborhood and I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-03-09. The requested re-designations are not compliant with City policies and strategies for land use planning. They do not serve to preserve and enhance the predominantly residential areas surrounding the sites. Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

Sincerely,

Mary E Benson

328 Octavia St

New Orleans, LA 70115

Cameron M Boissiere

From: Lourdes Burke <lamb331c@gmail.com>
Sent: Monday, November 27, 2023 12:03 PM
To: CPCINFO
Cc: Joseph I. Giarrusso; Claire F. Byun
Subject: FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

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I am a resident in the Audubon Riverside Neighborhood and I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-03-09. The requested re-designations are not compliant with City policies and strategies for land use planning. They do not serve to preserve and enhance the predominantly residential areas surrounding the sites. Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated

Thank you.
Lourdes Burke

Sent from my iPhone

Cameron M Boissiere

From: Attie Carville <abcarville@gmail.com>
Sent: Sunday, November 26, 2023 10:01 PM
To: CPCINFO; Joseph I. Giarrusso; Claire F. Byun
Subject: FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

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All:

I am a resident in the Audubon Riverside Neighborhood and I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-03-09.

In addition, the requested re-designations are not compliant with City policies and strategies for land use planning. These proposals do not protect or enhance the existing neighborhood, and, in fact, would allow for more intense commercial developments and would negatively impact residential life.

Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

Respectfully,
Attie Carville

Cameron M Boissiere

From: Kate Cowhey <kate.cowhey@gmail.com>
Sent: Monday, November 27, 2023 10:58 AM
To: CPCINFO
Cc: Joseph I. Giarrusso; Lesli Harris; hse098@legis.la.gov; Claire F. Byun
Subject: FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

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Hello,

I hope all are well and had a great Thanksgiving. I am a resident in the Audubon Riverside Neighborhood, and **I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-03-09**. I would like to submit the following comments related to proposals PD-3-01, PD-3-06 & PD-03-09.

PD03-01

I grew up a few blocks away from Riverside Marketplace, and in my experience of living in this area, what has made the complex acceptable to the surrounding neighborhood has been the fact that it has never reached the potential of its current zoning. There has rarely, if ever, been a time in my lifetime that the retail units were all occupied. Furthermore, even when most of them were rented, the stores themselves were not packed with patrons. The area has provided neighborhood-serving retail/commercial establishments that realistically have been fit into a low density category. My experience with the character and climate of this neighborhood growing up gave me the desire and confidence to purchase a home half a block from Riverside Marketplace, where I currently live.

Changing the zoning to Mixed-Use Medium Density to allow for increased density of this lot is not appropriate. Any proposed use should be in keeping with the de-facto use of the area, which has (for at least the past 25ish years that I have been a resident of this neighborhood) been low density. A Mixed-Use Low Density designation is much more reflective of the actual character of the neighborhood and has already successfully supported neighborhood-scale residential/commercial concentrations in surrounding communities. The area encompassed by PD3-01 is along the edge of a low density, historic, residential neighborhood, and as such, it should be given low density zoning. Since the lot backs up to the port, the area that can realistically access it by walking is limited to half what it would be if the lot were located in the center of a neighborhood. The Mixed-Use Medium Density goal of creating a neighborhood center to enhance walkability and serve as a focal point within a neighborhood does not fit with the location of this land, which is only walkable within a semicircle. The Mixed-Use Low Density goal of increasing neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments, however, fits perfectly with a location that borders the neighborhood. Due to the unavoidable limitations on walkability, the designation of medium, as opposed to low, density in this area will further increase automobile traffic to this destination. The traffic will have to go through the neighborhood, due to the limited points of entry to this area, and the increased density of traffic will have an unduly negative impact on the existing neighborhood. We already see the impact of this type of increased density daily during morning or evening rush hour on Tchoupitoulas Street since the expansion of Children's Hospital.

PD-3-09

For the reasons outlined above, I oppose the change of the area to Mixed-Use Medium Density as well. The current zoning designation allows for appropriate commercial use to serve the surrounding residential neighborhood while maintaining the character of the neighborhood.

PD-3-06

Changing the designation to Mixed-Use Medium Density would allow for commercial uses that would be completely incongruent with the surrounding residential neighborhood. As someone who grew up on Eleonore Street between Tchoupitoulas and Front Street, I can attest to the residential character of this area, which would be irrevocably damaged if that area were used for expansion of commercial and industrial purposes. The current zoning designation already allows for work-force housing in keeping with the character of the neighborhood.

Overall, the requested re-designations for PD-3-01, PD-3-06 & PD-03-09 are not compliant with City policies and strategies for land use planning. They do not serve to preserve and enhance the predominantly residential areas surrounding the sites. Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

Thank you in advance for your careful consideration of this matter and your work in preserving the character of the Audubon Riverside Neighborhood.

Sincerely,

Kate Cowhey
520 Valmont St.

From: Robert Denny <rkdenny1@gmail.com>
Sent: Monday, November 27, 2023 1:39 PM
To: CPCINFO
Cc: Joseph I. Giarrusso; Claire F. Byun; board
Subject: Comment - Master Plan Amendment Proposals PD-3-06, PD-3-09, PD-3-01

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To whom it may concern,
I'm writing to express my opposition to Master Plan Amendment proposals PD-3-06, PD-3-09 and PD-3-01.

I oppose PD-3-06, the request to redesignate the site at issue to MUM/INS, and agree with the CPC staff recommendation that it be denied. I am in favor of maintaining the FLUM designation of Residential Pre-War low density as it allows for all development allowed by Residential Pre-War Medium Density while maintaining HU-RD1 two-family district as an available zoning designation.

I also oppose PD-3-09, as redesignation of the site to MUM would run afoul of land use strategies of preserving neighborhood character, promoting predictability in residential investment and development, enhancing quality of life features in the area and prohibiting spot use zoning.

Finally, I am in opposition to PD-3-01 seeking to redesignate Riverside Marketplace to Mixed-Use Medium Density ("MUM") from General Commercial.

Thanks and Best Regards,

--

Robert K. Denny
RKDenny1@Gmail.com
(225) 954-5527
6334 Annunciation St.
New Orleans, Louisiana 70118

From: Mary Fanning Horaist <m.horaist@gmail.com>
Sent: Monday, November 27, 2023 1:43 PM
To: Joseph I. Giarrusso; Claire F. Byun; CPCINFO
Subject: Filing Objection to proposed change in the FLUM for Audubon Riverside Neighborhood re Tchoupitoulas Properties addressed in PD-3-01, PD-3-06 and PD-03-09

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Dear City Leaders:

I am a resident in the Audubon Riverside Neighborhood and I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-03-09.

The requested re-designations are not compliant with City policies and strategies for land use planning. They do not serve to preserve and enhance **the predominantly residential areas surrounding the sites.**

Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

I sincerely hope that you will deny these requests as, as I write this, and for the past week, our neighborhood has had to tolerate the already intrusive HELICOPTERS, **NOT MEDEVAC**, mind you, to the tune of:

7 arrivals today, just since midnight

7 departures, just today

For a **TOTAL OF 14 Overhead flights, JUST TODAY!**

INCREASE IN AIR TRAFFIC IN TWO YEARS 2800%

READ THAT AGAIN...

2800% OVER 2021!!! AND NOT MEDEVAC!!

NO CHILD'S LIFE WAS AT STAKE.

THE NOISE, VIBRATIONS TO OUR HOMES AND OUR VERY BODIES IS LIFE-ALTERING.

And this was just since MIDNIGHT TODAY.

We are predominantly a RESIDENTIAL NEIGHBORHOOD, technically mixed, but PRIMARILY Residential.

We have had 18 wheelers barrel down our narrow streets, doing damage to our cars, our guests' cars and tenants' cars.

MAJOR BODY DAMAGE...not to mention the ADDITIONAL SHAKING, VIBRATIONS AND DAMAGE FROM OVERWEIGHT VEHICLES WHICH TEAR UP OUR ALREADY AGING Streets and infrastructure.

That does not begin to address the now additional "cut-through" traffic by those trying to avoid the Stop Signs and back up at State and Tchoupitoulas and State and Henry Clay Avenue. Speeders have become a new danger to our walking population as well as our children and grandchildren.

So, the increase or potential in COMERCIAL ACTIVITY IS UNACCEPTABLE AND COUNTER TO OUR PEACE OF MIND, LIFE AND CIRCUMSTANCES.

PLEASE DO NOT APPROVE THESE REQUESTS!!!

Thank you,
Mary Fanning Horaist

Cameron M Boissiere

From: Kris Pottharst <kpottharst@yahoo.com>
Sent: Sunday, November 26, 2023 4:54 PM
To: CPCINFO
Cc: Joseph I. Giarrusso; Lesli Harris; hse098@legis.la.gov
Subject: Master Plan Proposal Comment

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To: CPC

In the spirit of the **stated goals of land use policy** in the Master Plan under both "Land Use Plan" and "Policies for Decision Makers: Neighborhoods" both stating at the top in **1.A: Preserve the overall character of existing residential areas**, I submit the following comments regarding the proposed Master Plan Amendments for Tchoupitoulas St., State to Bellecastle Sts:

| ADDRESSES | PROPOSAL # | CURRENT ZONING | PROPOSED | REASON WHY | OBJECTION |
|---|------------|---------------------------------|--|--|---|
| <p>STATE & TCHOUP PARCEL, next to Children's: 233, 229, 223, 213, 201 State;</p> <p>5944-56 Tchoupitoulas; 5947 S. Front St. (all part of the State & Tchoup parcel)</p> | PD03-06 | Residential Low Density Pre-War | <p>Institutional</p> <p>Or</p> <p>Mixed-Use Medium Density</p> | <p>"Children's Hospital interested in using for future workforce housing or additional staff/patient parking, possible inclusion in Children's Institutional Master Plan if parking"</p> | <p>This is currently a group of affordable apartments, a model for affordable supposedly promoted by the City. U that the owner wants to develop this can absolutely do so under the current Density designation. I am glad that t recommends eliminating the Institutional designation. Even Mixed-use Medium allows commercial and light industrial <u>the middle of</u> a successful, modest neighborhood that should retain the residential character that has developed all these years. The residential density currently existing on the site would significant amount of workforce housing only acceptable use to the neighborhood matter what a developer says, the h permitted by a designation must always be considered as very possibly what could happen. Increased density is allowed for term affordable housing, but it seems to me that a developer would ensure term affordability at that scale. I strongly recommend Low Density remain as the designation for this parcel.</p> |

| | | | | | |
|---|---|--|---------------------------------|--|---|
| <p>Winn Dixie and Car Wash: 5400 and 5500-5522 Tchoupitoulas</p> | <p><u>Winn Dixie:</u> PD03-01</p> <p><u>Car Wash:</u> PD03-09</p> | <p><u>Winn-Dixie:</u> General Commercial</p> <p><u>Car Wash:</u> Mixed-Use Low Density</p> | <p>Mixed-Use Medium Density</p> | <p>“Appropriate location for larger retail & office space with parking; General Commercial zoning probably retiring”</p> | <p>In the public meeting, Mr. Paul Crampton stated that the CPC had initiated this change because the City needs affordable housing. Unfortunately, this is privately-owned and the designation proposed, although it allows ground floor residential, also allows for much more profitable uses: “Limited industrial uses, agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation uses are allowed.” None of these are consistent with the low-density mixed use natural character of the community. Mixed-use Low Density residential/commercial concentrations already successfully supported surrounding communities and encourage walkability. The staff report mentions Industrial and Commercial designations nearby, but that is clearly across the river and not integrated into street frontages and not relevant to the uses on Tchoupitoulas facing the neighborhoods. The Low Density designation promotes neighborhood residential/commercial concentrations that support surrounding communities and encourage walkability. Yes, the new designation would support larger and more diverse uses, but why?</p> |
|---|---|--|---------------------------------|--|---|

Thank you for your thoughtful consideration,

Kris Pottharst & Grant Cooper
211 Eleonore St.
residents for 40+ years

Cameron M Boissiere

From: Joan Mueller <jcmueller1@gmail.com>
Sent: Monday, November 27, 2023 9:01 AM
To: CPCINFO
Cc: Joseph I. Giarrusso; Lesli Harris; hse098@legis.la.gov
Subject: FLUM Proposals: PD-3-01, PD-3-06, PD-3-09, PD-3-12

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To whom it may concern:

I am a resident in the Audubon Riverside Neighborhood (5400 block of Annunciation) and I oppose the Future Land Use Map re-designation proposals: PD-3-01, PD-3-06, PD-3-09, and PD-3-12. The requested re-designations are not compliant with City policies and strategies for land use planning. They do not serve to preserve and enhance the predominantly residential areas surrounding the sites.

With respect to Requests PD-3-06 and PD-3-12, this is currently a group of affordable apartments, for which I understand that the owner wants to further develop this site and can do so under the current designation. "Institutional" designation would potentially allow development that is totally out of scale and character with this pre-war neighborhood: universities, detention facilities, hospitals, large-scale coordinated campus development. Even "Mixed-use Medium Density" allows commercial and light industrial use, in the middle of a successful, modest neighborhood. The policies and strategies for land use planning are intended to preserve and enhance the character of the neighborhood that has developed over all these years – predominantly residential with appropriately scaled businesses that support the surrounding communities. The residential density currently existing can support a significant amount of workforce housing, the only acceptable use to the neighborhood. A towering parking lot or other institutional-related structure would not enhance the character of the neighborhood, but would rather detract from it rendering this neighborhood forever changed likely for the benefit of a few that would reap the private profits. The current plans of the developers promoting this change, cannot be considered in the determination, but rather we must consider the highest use permitted by a designation as very possible and we must respond responsibly by considering all ramifications, including the implications of the increased density. For example, how will the increased automobile traffic impact the neighborhoods and quiet streets? Negatively. The increased traffic being brought to the area will be disruptive as the traffic will now flow through the residential neighborhoods as a result of the limited entry points to the area in question.

With respect to Requests PD-3-01 and PD-3-09, in the public meeting, Mr. Paul Cramer stated that the CPC had initiated this change since the City needs affordable housing. Unfortunately, this is privately-owned land, and the designation proposed, although it will allow ground floor residential, also will allow for much more profitable uses: "Limited light industrial uses, agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed." It does not seem responsible to assume this land would ultimately be used for affordable housing needs. Further, none of these potential structures under the redesignation are compatible with the low-density mixed use nature and character of this community. The Mixed-use Low Density designation has already successfully supported neighborhood-scale through both residential and commercial concentrations that appropriately support the surrounding communities and encourage walkability. The staff report mentions Industrial and Maritime designation nearby, but that is clearly on the river and not integrated into street life here and not relevant to the uses on Tchoupitoulas facing the neighborhoods. The Low Density designation promotes

appropriate neighborhood-scale both residential and commercial concentrations to preserve and continue to enhance the surrounding communities.

Please deny Requests PD-3-01, PD-3-06, PD-3-09, and PD-3-12 and maintain the zoning as currently designated.

Sincerely,
Joan Mueller

Cameron M Boissiere

From: Molly Nix <mollycnix@gmail.com>
Sent: Sunday, November 26, 2023 12:47 PM
To: CPCINFO
Cc: Joseph I. Giarrusso; Lesli Harris; hse098@legis.la.gov
Subject: Master Plan Land Use Amendments - East and West Riverside

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Hello,

I am a homeowner at 202 Eleonore St, New Orleans, LA 70115 and I am writing in strong opposition to the Master Plan Amendments, specifically proposals PD03-06, PD03-12, PD01-01, and PD03-09. I am concerned changes to our neighborhoods zoning would introduce too much commercial enterprise that would disrupt the walkability and character of our small neighborhood. The commercial uses that exist in the neighborhood are already overwhelming and disruptive to family life. Zoning changes to Institutional uses would erode our neighborhood fabric. We are all also aware these requests are coming at the behest of large corporate interests, specifically those submitted by Sherman Strategies.

Please consider your neighbors and those you represent and do not allow for these zoning changes.

All the best,
Molly Nix
202 Eleonore St, New Orleans, LA 70115

From: Elaine Leyda <eleyda.crna@gmail.com>
Sent: Monday, November 27, 2023 1:14 PM
To: CPCINFO
Cc: Joseph I. Giarrusso; JP Morrell; Helena N. Moreno; Eugene J Green; Oliver M Thomas; Freddie King; Lesli Harris
Subject: Support for Denial of TU designation requests

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The Carrollton-Riverbend Neighborhood Association SUPPORTS the City Planning Commission's recommended DENIAL of the following:

Tulane University's requests to change the designation of the following addresses to "Institutional":

PD-3-05 (1311-1323 Broadway Street),
PD-3-07 (2418 Calhoun Street),
PD-3-08 (6301, 6309, 6325 Freret Street),
PD-3-10 (2210 Calhoun Street),
PD-3-11 (6325 Clara Street), and
PD-3-12 (6320 Clara Street).

We have witnessed the loss of residential housing to both Tulane University AND "developers" building dormitories out of single- and two-family homes. Transient housing displaces long-term taxpaying residents, increases the already terrible traffic and parking load on a very old residential neighborhood, and is simply wrong. It increases housing costs to that the entire neighborhood becomes impossible for working residents to live in and to buy in. Who benefits, really? Transient housing should be on campus.

Tulane University, a very wealthy institution with too much influence in this city, needs to build adequate housing on campus for students. Destroying residential housing for taxpaying New Orleanians is simply wrong.

P.S. Personally, in the 1960s, I grew up at Cherokee and Maple when my parents, both also working full time, were in graduate school at Loyola and Tulane. I do not recognize the neighborhood anymore. Change is a constant, of course, but there is bad change and not-bad change.

Thank you for your time.

CRNA Board

--

Elaine Leyda, Land Use Board Member
Carrollton-Riverbend Neighborhood Association
New Orleans, LA
eleyda.crna@gmail.com | <https://crna-nola.org/>

Cameron M Boissiere

From: John Otis <john_otis@bellsouth.net>
Sent: Sunday, November 26, 2023 8:38 PM
To: CPCINFO
Cc: Joseph I. Giarrusso; Claire F. Byun
Subject: FLUM Proposals PD-3-01, PD-3-06 and PD-3-09

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To: CPCinfo@nola.gov; Joseph.Giarrusso@nola.gov ; Claire.Byun@nola.gov
Re: FLUM Proposals PD-3-01, PD-3-06 & PD-3-09

I am a resident in the Audubon Riverside Neighborhood and I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-3-09. The requested re-designations are not compliant with City policies and strategies for land use planning. They do not serve to preserve and enhance the predominantly residential areas surrounding the sites. Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

~ John Otis
418 Calhoun St.
New Orleans 70118

From: Kate Prechter <kate.prechter@gmail.com>
Sent: Monday, November 27, 2023 12:39 PM
To: CPCINFO
Subject: Tulane University Request for Land Use Change

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To Whom it may concern,

To allow Tulane this Land Use change is to allow institutions an exemption from Zoning Requirements. Please deny Tulane's request.

"separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans."

Sincerely,
Kate Prechter
505 Broadway St.
N.O., LA 70118
kate.prechter@gmail.com

504.723.0001

Cameron M Boissiere

From: Jan <jesntess@cox.net>
Sent: Sunday, November 26, 2023 7:30 PM
To: CPCINFO
Cc: Keith Hardie; Tre (Kermit) Roux
Subject: PD-3-05, et seq., Tulane's Requests to Change Future Land Use Map (FLUM)

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Ladies and Gentlemen:

IN RE: The CPC Staff recommendation to DENY Tulane's requests to convert properties on Broadway and properties between Calhoun and the campus to Institutional Use on the Future Land Use Map (FLUM).

The CPC will consider the various requests at its meeting on Monday December 5, 2023, at 1:30pm in the Council Chambers.

The Staff correctly determined that:

- (1) Tulane's proposed changes could be considered spot zoning in contradiction to planning policies.
- (2) Granting Tulane's request would set a precedent for similar requests from Tulane and other institutions.
- (3) Tulane has not indicated a specific future use for these sites such that the currently intended use could change and allow inappropriate uses if the FLUM is changed, and, most importantly,
- (4) A "separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans."

Please deny the subject requests as more details and plans are needed for responsible planning and development.

Respectfully,
Jan Sutton
161 Broadway St
New Orleans, LA

Sent from my iPhone

Cameron M Boissiere

From: James Van Horn <james@vanhorn.design>
Sent: Monday, November 27, 2023 10:00 AM
To: CPCINFO
Subject: Opposition to FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

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Good morning,

I am both a homeowner and business owner in close proximity to proposed changes to the Future Land Use Map, specifically PD-3-01, PD-3-06 & PD-03-09. The changes do not appear to comply with City policies and strategies for land use planning, especially as they relate to preserving and enhancing the predominantly residential areas surrounding the site.

Additionally, as an Architect with multiple residential and commercial design projects in this immediate area, I believe the more lenient height and bulk regulations of the new designations would be inappropriate due to the long-existing residential scale of the neighborhood. I am a firm believer in allowing companies and institutions to redevelop certain sites to help move this city and neighborhood forward, but it should be done responsibly and maintain the existing building scale and land use. Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

Thank you,

James Van Horn, AIA, NCARB
Founder & Principal
504.616.6200



From: nicnola@gmail.com
Sent: Monday, November 27, 2023 12:44 PM
To: CPCINFO
Cc: Helena N. Moreno; JP Morrell; Joseph I. Giarrusso; Claire F. Byun
Subject: FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

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Dear CPC Members & Councilmember Giarrusso, Moreno & Morrell –

I am a lifelong resident in the Audubon Riverside Neighborhood and I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-03-09. The requested re-designations are not compliant with City policies and strategies for land use planning. They do not serve to preserve and enhance the predominantly residential areas surrounding the sites. Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

It seems over the last decade – or perhaps even since Katrina – residential neighborhoods are getting harder and harder to preserve, the buffer between commercial and residential areas smaller and smaller. Frankly, we all put up with a lot just for choosing to live here as our quality of life diminishes further and further.

Please make our commitment to this city a priority and reject any re-designations in the Future Land Use Map.

Thank you for your consideration and support,
Nicole Williamson
Audubon Riverside

Cameron M Boissiere

From: Margaret Zelenka <margaretzelenka1@gmail.com>
Sent: Sunday, November 26, 2023 8:23 PM
To: CPCINFO; joseph.giarruso@nola.gov; Claire F. Byun
Subject: The FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

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Sent from my iPhone

Re: FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

I am a resident in the Audubon Riverside Neighborhood and I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-03-09. The requested re-designations are not compliant with City policies and strategies for land use planning. They do not serve to preserve and enhance the predominantly residential areas surrounding the sites. Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

Sincerely, Margaret Zelenka

From: Tori Emmerling <temmerling@glllaw.com>
Sent: Monday, November 27, 2023 3:23 PM
To: CPCINFO; Joseph I. Giarrusso; Claire F. Byun
Cc: scemmerling@att.net
Subject: Opposition to Tulane's Requested FLUM Changes

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To the New Orleans City Planning Commission,

I write as a long term resident of uptown New Orleans to oppose Tulane's request for FLUM amendments in the University area. A simple look at the map of the sites at issue shows this is illegal spot-zoning to grab land for inconsistent institutional use that is otherwise entrenched within the surrounding residential neighborhood. The potential uses if the re-designation is allowed are incompatible with residential life and uses, which is the zoning that surrounds the properties at issue. Specifically, Tulane indicated its intent seek to incorporate these select areas into its IMP, so if the sites are re-designated, the uses will not be limited to residential land use, as contemplated by the existing zoning for these properties and the surrounding historic neighborhood. Instead, Tulane will be allowed to do whatever it wants with these properties, regardless of the impact on the near neighbors and historic surrounding neighborhood, so long as it is compliant with its institutional master plan. This should not be allowed. Tulane can develop its own property or develop these sites within the existing zoning, which is appropriately zoned to balance between the needs for development, housing, and preserving and enhancing the predominantly residential districts of this area. Moreover, the need to maintain residential zoning districts cannot be underscored more in the current era where housing loss is a serious and concerning ongoing problem in the City.

Accordingly, I support the CPC Staff's recommendation that the requested FLUM changes by Tulane be denied and urge the CPC to deny these requests to maintain the current FLUM designations as is.

Thank you,

Tori Emmerling



GIEGER, LABORDE & LAPEROUSE, L.L.C.

NEW ORLEANS: 701 Poydras Street, Suite 4800, New Orleans, LA 70139
Phone: 504-561-0400 Fax: 504-561-1011

HOUSTON: 5151 San Felipe, Suite 750, Houston, TX 77056
Phone: 832-255-6000 Fax: 832-255-6001

BILOXI: 770 Water Street, Suite 504, Biloxi, MS 39530
Phone: 228-438-2905 Fax: 228-438-2906

Victoria E. Emmerling
Member

Direct Dial: 504-654-1315

Facsimile: 504-561-1011

www.glllaw.com temmerling@glllaw.com [bio](#)

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From: Tori Emmerling <temmerling@glllaw.com>
Sent: Monday, November 27, 2023 3:23 PM
To: CPCINFO; Joseph I. Giarrusso; Claire F. Byun
Cc: scemmerling@att.net
Subject: Opposition to Tulane's Requested FLUM Changes

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To the New Orleans City Planning Commission,

I write as a long term resident of uptown New Orleans to oppose Tulane's request for FLUM amendments in the University area. A simple look at the map of the sites at issue shows this is illegal spot-zoning to grab land for inconsistent institutional use that is otherwise entrenched within the surrounding residential neighborhood. The potential uses if the re-designation is allowed are incompatible with residential life and uses, which is the zoning that surrounds the properties at issue. Specifically, Tulane indicated its intent seek to incorporate these select areas into its IMP, so if the sites are re-designated, the uses will not be limited to residential land use, as contemplated by the existing zoning for these properties and the surrounding historic neighborhood. Instead, Tulane will be allowed to do whatever it wants with these properties, regardless of the impact on the near neighbors and historic surrounding neighborhood, so long as it is compliant with its institutional master plan. This should not be allowed. Tulane can develop its own property or develop these sites within the existing zoning, which is appropriately zoned to balance between the needs for development, housing, and preserving and enhancing the predominantly residential districts of this area. Moreover, the need to maintain residential zoning districts cannot be underscored more in the current era where housing loss is a serious and concerning ongoing problem in the City.

Accordingly, I support the CPC Staff's recommendation that the requested FLUM changes by Tulane be denied and urge the CPC to deny these requests to maintain the current FLUM designations as is.

Thank you,

Tori Emmerling



GIEGER, LABORDE & LAPEROUSE, L.L.C.

NEW ORLEANS: 701 Poydras Street, Suite 4800, New Orleans, LA 70139
Phone: 504-561-0400 Fax: 504-561-1011

HOUSTON: 5151 San Felipe, Suite 750, Houston, TX 77056
Phone: 832-255-6000 Fax: 832-255-6001

BILOXI: 770 Water Street, Suite 504, Biloxi, MS 39530
Phone: 228-438-2905 Fax: 228-438-2906

Victoria E. Emmerling
Member

Direct Dial: 504-654-1315

Facsimile: 504-561-1011

www.glllaw.com temmerling@glllaw.com [bio](#)

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communication in error, do not read it. Please delete it from your system without copying it, and notify the sender by reply e-mail or phone, so that our address record can be corrected.

From: Andree Fant <andreefant@gmail.com>
Sent: Monday, November 27, 2023 2:39 PM
To: CPCINFO; Joseph I. Giarrusso; Claire F. Byun
Subject: FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

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I am a resident in the Audubon Riverside Neighborhood and I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-03-09. The requested re-designations are not compliant with City policies and strategies for land use planning. They do not serve to preserve and enhance the residential properties on the sites or the predominantly residential areas surrounding the sites. City planners also need to take into account that this area of the City is bordered by the Mississippi River on one side and Audubon Zoo/Park on another side, so access to the area is severely limited. Dense development of the sites or commercial developments will exacerbate existing vehicular traffic issues in the surrounding neighborhood.

Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

--

Andrée Fant
401 Henry Clay Ave, New Orleans, La 70118
504-905-4031

From: Linda Flint <tmflint1@bellsouth.net>
Sent: Monday, November 27, 2023 4:34 PM
To: CPCINFO; Joseph I. Giarrusso; Claire F. Byun
Subject: FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

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I am a resident in the Audubon Riverside Neighborhood and I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-03-09. The requested re-designations are not compliant with City policies and strategies for land use planning. They do not serve to preserve and enhance the predominantly residential areas surrounding the sites. Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

Linda Flint
431 State St
Sent from my iPad

From: gerald greiner <greinerg44@gmail.com>
Sent: Monday, November 27, 2023 4:25 PM
To: CPCINFO; Joseph I. Giarrusso; Claire F. Byun
Subject: FLUM Proposals PD-3-01, PD-3-06 & PD-03-09

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I am a resident in the Audubon Riverside Neighborhood and I oppose the Future Land Use Map re-designation proposals PD-3-01, PD-3-06 & PD-03-09. The requested re-designations are not compliant with current City policies and strategies for land use planning. They do not serve to preserve and enhance the predominantly residential areas surrounding the sites. Please deny Requests PD-3-01, PD-3-06 & PD-03-09 and maintain the zoning as currently designated.

Thank you for your consideration.

Gerald Greiner
6311 Patton St.
New Orleans, LA 70118

From: Keith Hardie <keithhardie@yahoo.com>
Sent: Monday, November 27, 2023 3:11 PM
To: CPCINFO
Cc: Joseph I. Giarrusso; Lesli Harris
Subject: Opposition to Tulane's Requested FLUM changes

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Please DENY Tulane's requests to permanently convert more residentially zoned properties to Institutional zoning and FOLLOW the recommendations of Staff, who correctly recommend DENIAL and who note that: (1) Tulane's proposed changes could be considered spot zones, (2) Tulane has not indicated a specific future use for these sites such that the currently intended use could change and allow inappropriate uses if the FLUM is changed, and, most importantly, (3) a "separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans."

We must have a revised Institutional Master Plan to ensure that there is sufficient on campus housing so that the excess demand for transient housing created by Tulane's recent and future growth does not negatively affect the already tight area housing market, to manage parking and traffic generated by the thousands of faculty, staff and students who come to campus daily, to ensure that that families and permanent residents at all income levels can afford live in the university area, and to limit and control the noise and trash generated by the thousands of students who have filled the pockets of greedy developers who are busy converting what was once market rate or affordable housing to high-end off campus housing. There must be a planning process to relieve the negative effects of Tulane's growth on the area, and the CPC should not approve conversion of residentially zoned properties to Institutional Use until Tulane -- working with the City and area residents and businesses -- has created a plan showing how these properties will be used, and how it plans to remedy the pressures its unregulated expansion has created.

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