



AIA New Orleans

THE AMERICAN INSTITUTE OF ARCHITECTS

January 20, 2017

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New Orleans City Planning Commission Office
Attn: Commission Chair Nolan Marshall III
CC: Robert D. Rivers, Leslie T. Alley
1300 Perdido St, 7th Floor, One Stop Shop
New Orleans, LA 70112

RE: AIA NEW ORLEANS POSITIONS on PROPOSED TEXT AMENDMENTS to the
NEW ORLEANS MASTER PLAN

Dear Commission Chair Nolan Marshall III,

AIA New Orleans represents over 400 architects licensed as professionals to protect the life, safety and welfare of individuals and communities. As architects, along with licensed planners, we are uniquely trained and experienced to design the urban fabric, plan sites and design buildings. Architects are also the primary professional to implement the design requirements for our buildings as mandated by the New Orleans Comprehensive Zoning Ordinance as framed by the New Orleans Master Plan.

As you prepare your vote on the proposed text amendments to the New Orleans Master Plan, AIA New Orleans offers the following observations for your consideration.

CHAPTER 5 - HOUSING

5.1) Housing Density

Summary: Text amendments proposed by many entities, including the City Planning Commission, would increase housing density, remove density caps, allow multi-family housing in more districts/corridors, or allow "Accessory Dwelling Units" in multiple land use designations.

AIANO position - FOR: Housing remains a pressing concern for residents and developers alike. Providing more housing options for a wider range of ages and incomes that are more accessible to asset-rich (not necessarily income-rich) communities will benefit the city as a whole. We support provisions that allow development of a greater diversity of housing options for all citizens.

CHAPTER 6 - HISTORIC PRESERVATION

6.1) AIA as a stakeholder

Summary: Text amendments proposed by the City Planning Commission (Goal I.C) indicate that the AIANO will play a leading role in enhancing guidelines, teaching New Orleanians about contemporary architecture, and working with teaching entities such as Delgado for developing workforce training of skilled craftspersons.

AIANO position – FOR (conditional): AIANO acknowledges the need for, and benefit of, these actions, and generally support the effort. We welcome the opportunity to work with the City to clearly define roles, responsibilities, and resources available, to provide this service in a manner commensurate with our status as a non-profit membership organization.

6.2) Design Training

Summary: Text amendments proposed by Louisiana Landmarks Commission would enhance staffing expertise regarding design, and would require commissioners for IIDLC, VCC, CPC and BZA who are not architects to have formal training on matters of urban design.

AIANO position – FOR: We support training for all commissioners and review staff of these agencies. Furthermore, we strongly encourage the training to include architectural design as well as urban design, and ask that all design training cover both historic and contemporary design. This will benefit a broader range of neighborhood typologies and building types that represents New Orleans more holistically.

6.3) "Tout Ensemble" as design criteria

Summary: Text amendments proposed by the Vieux Carre Commission, City Planning Commission and the Louisiana Landmarks Commission would require design review within historic districts to include reviewing the design as to how it relates to the overall neighborhood characteristics, use and occupancy, etc.. This "tout ensemble" requirement would be enforced subjectively and objectively at the discretion of the reviewing body.

AIANO position – AGAINST: The New Orleans Master Plans and Comprehensive Zoning Ordinance were created to provide clear and measurable design requirements evaluated through a transparent review process. However, application of the "tout ensemble" requirement negates these goals as it can never be fully codified or measurable to allow for a predictable and reasonable outcome for any building design. It also does not account for the design requirements of other agencies who enforce current building code standards that did not exist during the historic time period when the historic neighborhoods were originally constructed (i.e. stormwater management requirements, State Fire Marshal life safety requirements, etc.). As a result, building design could be stalled in review, or denied, based on nebulous or capricious design reasons, or for irreconcilable design conflict between old neighborhoods and current building codes. Staff and commissioners already review new work proposed in historic districts. When properly trained in architectural and urban design (see item 6.2 above), this requirement should be a moot point. For these reasons, the AIANO strongly opposes "tout ensemble" considerations for any building review.

CHAPTER 12 - RESILIENCE

12.1) Designing for Resilience

Summary: Text amendments proposed by the Mayor's office includes many options for investing in, and incentivizing, resilient design strategies.

AIANO Position - FOR: Globally, the construction industry is the leading generator of waste materials and carbon emissions, as well as the primary cause of natural environment loss. As a leader in the construction industry, the National Chapter of the AIA is strongly committed to supporting resilience and sustainability in the design of buildings and urban environments to help counter this trend. State and Local chapters of the AIA, and their members, have made similar commitments across the country. AIA New Orleans supports resilient design in buildings and urban environments.

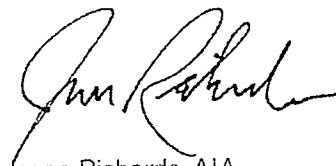
12.2) Stormwater management

Summary: Text amendments proposed by the Mayor's office would require clear guidance on Stormwater Management including best practices of residential, commercial and public buildings, and incorporating SM into streets and public rights-of-way with DPW.

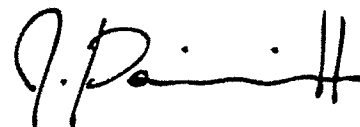
AIANO Position - FOR: AIANO supports clear requirements that apply equally to all buildings, whether privately- or publicly-owned. Furthermore, AIANO requests clarity on all types of stormwater management applications, especially hardship options including fee-in-lieu applications for buildings that are unable to fulfill the requirements due to technical infeasibility (for example an existing historic building that fully occupies their entire site). Furthermore, AIANO gives conditional support for application of these requirements to public rights-of-way provided there are clear design requirements, a transparent review process, and there is no conflict satisfying the design requirements of various city agencies such as Department of Public Works and the Department of Safety and Permits.

In closing, there are a number of excellent opportunities offered in the proposed text amendments for the New Orleans Master Plan. There are also several well-intended proposals that will do more harm than good if approved. AIA New Orleans, and all of the architects it represents, thank you for your consideration of the positions and observations shared with you here. We look forward to working with you, and will gladly provide any assistance or information you may request.

Sincerely,



Jason Richards, AIA
2017 Board President
AIA New Orleans

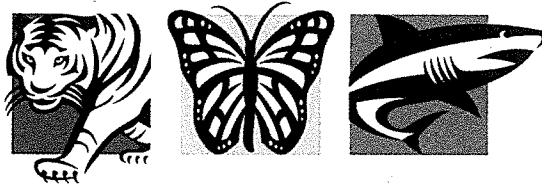


Joel Pominville, Assoc. AIA
Executive Director
AIA New Orleans

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The American Institute of Architects (AIA) was formed in 1857, and the New Orleans chapter was founded in 1909 as its thirteenth chapter overall and only the second chapter in the South. AIA New Orleans has a storied history with many significant accomplishments related to promoting the field, providing professional development opportunities for local architects, supporting economic development by attracting businesses to the city, promoting historic preservation, and influencing local policies and practices related to land use and development.

As of 2015, AIA New Orleans has grown to include over 600 members representing 193 firms or organizations. AIA New Orleans continues to offer high quality professional development for members, peer engagement opportunities that build a strong network and professional community of architects, and public awareness and advocacy activities related to quality design in the built environment.



Audubon Nature Institute
Celebrating the Wonders of Nature

6500 Magazine Street • New Orleans, LA 70118
AudubonInstitute.org

November 7, 2016

Robert Rivers
Executive Director
New Orleans Planning Commission
7th Floor City Hall
1300 Perdido Street
New Orleans, LA 70130

Re: Responses to proposed amendments to City Master Plan—Green Infrastructure: Parks, Open Space and Recreation

Dear Mr. Rivers:

We are writing on behalf of the Audubon Commission, which is the public entity in the public/private partnership charged with administering, operating and maintaining New Orleans' unique family of museums and parks dedicated to nature. **Audubon Commission**, created by State Act 191 of 1914 and recognized by a 1996 amendment to the City Charter, is entrusted with management and control of the ten Audubon facilities. The Commission holds a management contract with **Audubon Nature Institute**, a 501 (c) 3 that is responsible for daily operations of all facilities.

This partnership manages a total of 630 acres of publicly accessible Parks and Open Space in four planning districts: Uptown, Downtown, New Orleans East, and Lower Coast Algiers. Over 91% of its annual operating budget is funded by self-generated revenue.

We fully support those amendments proposed by the Mayor and the City Planning Commission related to parks, open space and recreation. **In particular, we applaud the Mayor's recommended action for Goal 5: More public access to waterfronts, which calls for *Enhancing the existing public edge along the Mississippi River*.** We look forward to collaborating with the parties who will ensure that the opportunities presented by revitalization at the foot of Canal Street are fully realized.

We also appreciate the City Planning Commission's proposed Future Land Use Map text change to **Parkland and Open Space Range of uses: *In large parks, a variety of passive and active recreation facilities, cultural facilities and supportive commercial uses may be allowed.*** Including this language clarifies the necessity of balancing a variety of uses and potential revenue sources to best meet community expectations—a balance that has been widely debated since Audubon Park was first developed in the late 1800's, continued through the transformation of Audubon Zoo and development

Celebrating the Wonders of Nature

of Audubon Aquarium of the Americas, and will always be a part of public discourse when changing needs meet emerging opportunities.

Amendments regarding restoration of the city's tree canopy, storm water management and resiliency are all in line with our mission tenet of preserving native Louisiana habitats. These activities help provide homes for wildlife and protect our region's ecosystems and are incorporated into our landscaping projects. Since Hurricane Katrina, we have conducted a GIS-based tree inventory in Audubon Park, planted over 600 live oaks and 500 additional trees in Audubon Park and Audubon Zoo, and are restoring the forest of Audubon Louisiana Nature Center, located in Joe W. Brown Park in New Orleans East. Storm water management and tree planting will be prominently featured in the new Audubon Park master plan, which will start in 2017.

We feel strongly that master plans represent a best practice for large parks, and we are currently developing a scope of work for Audubon Park's next master plan that will extend to 2030. The planning process will include a thorough survey of park users and non-users as well as ample opportunity for public review of and input on the plans. We anticipate that the plan will officially launch in spring 2017 and will be completed by 2019. The resulting plan will include a process for public review of significant changes to the master plan. We further recommend that master plan requirements be left to the discretion of agencies that operated parks as opposed to being mandated within the City's Master Plan and CZO.

Establishing an inter-agency parks and recreation coordinating group would improve collaboration and planning among various park agencies. A group that met regularly could share information and stay on top of recreational trends, helping identify the optimal locations for park and recreational assets. **We support proposed amendments calling for and clarifying the role of an inter-agency parks and recreation coordinating group with voluntary participation by independent agencies.**

Several proposed amendments appear to undermine the authority granted to the agencies that manage park space.

- **We are opposed to the proposal to create new land use categories (Natural Areas, Open Space and Recreational Areas) and apply these categories in the Master Plan and the Comprehensive Zoning Ordinance.** This proposal would greatly limit an agency's ability to respond quickly to community needs as preferences for recreational and leisure activities change. A regional park's Master Plan already outlines how land will be used within park boundaries, offering a variety of experiences to serve as many park users as possible. This proposal is redundant and overly proscriptive.
- **We are not in favor of specifying a "blanket" threshold for triggering a public review process.** A 10,000 square foot project in a neighborhood park has a greater impact than a 10,000 square foot project in a regional park; a \$100,000 project could be very small or very large depending on its purpose. Thresholds for public review should be left to the discretion of the operating agency that hears arguments for and against land uses on a daily basis. This understanding of the diversity of opinion on community needs uniquely positions operating entities to make decisions that best serve the majority of park users.

We appreciate the work you and the City Planning Commission are doing to update the City's Master Plan, and we are grateful for the opportunity to respond to proposed amendments. We look forward to

working with your team and our colleagues to provide outstanding parks and recreational venues for our community and visitors.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron". The letter "R" is large and stylized, with a loop at the top. The letters "o" and "n" are smaller and follow in a cursive style.

L. Ronald Forman



November 4, 2016

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Robert Rivers
Executive Director
New Orleans Planning Commission
7th Floor City Hall
1300 Perdido Street
New Orleans, Louisiana 70130

Re: Responses to proposed amendments to City Master Plan concerning Parks and Recreation

Dear Mr. Rivers:

On behalf of the City Park Improvement Association, a State Agency, charged with the responsibility of managing New Orleans City Park, we would like to offer comments on proposed amendments to the City's Master Plan which concern Parks and Recreation. We support the submittals dealing with the Master Plan amendment that have been proposed by the Mayor's Office and City Planning Commission and offer the following comments on other proposals.

- 1. Two proposed amendments to the Master Plan seem to focus on having a Master Plan for Parks and an updated Parks and Recreation element of the overall Master Plan.**

For your information, City Park has long had a State requirement for a Master Plan and State legislation lays out the procedures for the adoption of the plan which requires public input at a formal public hearing. Since the adoption of our plan in 2005, the plan has been amended four times with the required public input. The Park is currently conducting a planning exercise for a 200 acre portion of the Park and is holding public workshops and web site surveying to gain insight into the different uses this area of the Park could hold. Before the Master Plan is amended we will hold a formal public hearing to further receive input. Our planning process has proved effective in keeping the plan up to date and responsive to changing public interests and independent surveying shows that over 90% of the public agrees with the direction laid out in the plan.

City Park receives minimal public operating support and is required to raise nearly 90% of its operating revenue through activities in the Park. This places a priority on good planning and being a responsible financial steward of the Park.

City Park fully participated in the last update to the Recreation element of the City Master Plan and we look forward to participating again, whenever that process gets underway.

Other comments favor conducting a systematic assessment of park users (and we would add assessing the needs and desires of those who currently are not active park users)

including on-site observations. City Park has conducted a yearly assessment of people who tell us they use the Park, for more than a decade. We obviously support this recommendation.

We fully support requiring regional parks to have a Master Plan and applaud the goal to frequently update the parks and recreation portion of the Master Plan.

- 2. Several comments also advocate for a coordinating body among park and recreation providers to be certain there is no overlap in the provision of facilities and services.**

We agree and have long supported the creation of a coordinating body among the disparate recreation providers to better coordinate the provision of recreation facilities and programs and reduce the possibility of duplication of effort.

- 3. One proposal suggested the creation of new land use categories (Natural Areas, Open Space, and Recreational Areas) and the application of these categories in the Master Plan and the Comprehensive Zoning ordinance.**

We believe this proposal is unnecessary, counterproductive and undermines the responsibility and authority of Park managers. It should be the park's Master Plan which dictates land uses, so to imbed these categories in the City's Master Plan let alone the zoning ordinance is a mistake. This proposal seeks to put a strait jacket around parks and prevent their ability to change and to adapt to the public's evolving desires for public park land. Almost all parks change over the years as they respond to changing recreation, leisure and educational forces. The City has long defined the role of regional parks as being one of providing a wide variety of uses to address the needs of citizens. It is the role of the plan to implement that mission. Attempts to micromanage uses outside of the parks plan is wrong.

We disagree with the proposal to create new land use categories.

- 4. Two of the proposed amendments seem to suggest that tighter scrutiny is needed over the way land use decisions in Parks are made and that "conversion of green space to specialized uses or to intensive and commercial uses" must be prohibited.**

Land use in larger urban parks is about balancing the wishes and desires of large cross sections of citizens who wish to utilize parks in many different ways. It is also about balancing the desires of different members of the public with other public goals such as resilience requirements, storm water management, fiscal stewardship and the changing demographic of the public. Attempting to over regulate through the use of expanded land use categories and the insertion of these categories into the zoning ordinance is an attempt to restrict, for the benefit of particular users, the ability of park agencies to balance competing demands.

We believe that the entity best equipped to balance these sometimes competing desires is the entity closest to those desires, who hear from the different constituent groups

daily and who know the park intimately because they have been given the authority and responsibility to manage the asset. At City Park, we are in constant contact with people who currently use the park and those who wish to use the park. We hear, on almost a daily basis, from sports participants, passive park advocates, those who propose cultural and other special events, walkers, joggers, bikers, garden enthusiasts, and many other groups. That is why attempting to over regulate through the use of expanded land use categories and the insertion of these categories into the zoning ordinance is such a bad idea. It is attempting to restrict, for the benefit of particular users, the ability of park agencies to balance competing demands.

All uses in parks are specialized. Open space limits the ability to play tennis or rugby or many field sports. Likewise field sports limits the ability to have open space. The fact that there are different uses in parks and some uses require a fee or other special condition does not make them inappropriate park uses. It is simply a reflection of a balance between active and passive use.

Change is inevitable and has been an integral part of City Park since its inception. That change is and should be managed by the park's plan.

City Park is the largest regional park in the metropolitan area and has had a Master Plan for many years. That is the vehicle to structure land use decisions in a regional park not regulations favoring blanket prohibitions.

5. Creation of thresholds

One proposal suggested the establishment of thresholds which would trigger a public review process for individual projects proposed under the city's CIP. The recommendation suggest this process for "major investments". The thresholds suggested in the proposal are arbitrary and lack a sense of scale for activities in neighborhood playgrounds versus large regional parks. If the City believes thresholds should be established it should be done through the update to the Parks and Recreation Master Plan where sufficient time and effort can be applied so realistic thresholds scaled to different sized parks can be developed.

We disagree with the thresholds suggested.

In summary, we agree with several of the proposals which have been suggested including the requirement for park master plans, updating the recreation element of the city plan and the establishing of a coordinating body for park and recreation services.

We believe that the other suggested amendments are counterproductive and attempt to inappropriately restrict the ability of parks to address changing public recreation demands.

Thank you for giving us the opportunity to comment on these proposed amendments to the City's Master Plan. We look forward to participating in updating the Recreation

element of the Master Plan and working with our regional park partners in providing the best in facilities programs and services to the region's visitors and guests.

Sincerely,

A handwritten signature in black ink that reads "Robert W. Becker". The signature is written in a cursive style with a large, prominent initial "R".

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

Paul Cramer

From: Jay Seastrunk <jay.seastrunk@icloud.com>
Sent: Monday, January 09, 2017 1:44 PM
To: Paul Cramer; Leslie T. Alley; CPCinfo
Cc: Susan G. Guidry; Stacy S. Head; LaToya Cantrell; Patty Gay; slstokes@earthlink.net
Subject: Public Comment > Master Plan Amendments 2016-2017

Below are my comments on the Mayor's Office Proposed Text of new FLUM Categories:

I am completely opposed to the gutting of the original master plan language which with great neighborhood and community input was to preserve the current character and use of our neighborhoods. This wholesale replacement of the goals of the master plan with a white paper generated in the vacuum of the Mayors' office with little broad public comment or input is inappropriate and a wholesale political sell out of the original Master Plan that was formed with significant and broad community input.

1. I especially oppose the proposal to "Eliminate all residential unit densities in all Future Land Use Categories" We have significant quantities of historic housing that are based on one and two family units (low density) – and have been designated as such for decades. We also have some single family residential areas which have been designated as such for decades. To eliminate a direct relationship between residential unit densities and future land use categories (such as one and two family with low density) provides too much flexibility to politicians to change our neighborhoods in ways that most constituents of one and two family neighborhoods are opposed to. The Master Plan was created to provide stability and predictability as well as the rule of law (true equity – not equal outcomes or results) – in practice it has done anything but that, especially with dramatic modifications such as these being proposed by "leadership". I consider this proposal to be a direct threat to the historic one and two family residential neighborhoods of Uptown New Orleans which are a vital part of its historic success as a resilient livable city. In my view this proposal is contradictory to the stated goals of resiliency.
2. I find "allow storm water management / mitigation as a primary use" lacking in description, outcome, and intended result. What does this mean? Does it mean pervious parking lots become an allowable primary use because they allow water to permeate through them? This needs more objectively defined criteria with an explanation of its merits, benefits, and possible negative consequences before it should even be considered as an amendment.
3. I find "Consider increasing allowable density and uses in areas of higher elevation and lower flood risk" to be a direct threat to the historic one and two family residential neighborhoods of Uptown New Orleans and oppose it.
4. Not unlike item 2 above I find "Incorporate built environment risk reduction and adaptation into the "Development Character" of all Future Land Uses to be poorly defined, with none of its benefits and negative impacts stated/defined for evaluation.
5. I find creation of Residential Mixed-Density Suburban a threat to our one and two family neighborhoods – we have more than adequate supply of undeveloped property in a wide range of areas of the city of New Orleans – there is no need to compromise through change existing suburban one and two family residential neighborhoods by mixing in a variety of other uses and densities in with them.
6. I find merging of Mixed-Use Low Density and Mixed-Use Medium density a threat to mixed use low density areas of the city and the low density residential districts adjacent to them. This is all being thrown around without appropriate discussion of what current safeguards are provided by Mixed use low density zoning districts that are not available in mixed use medium density. Again this appears to allow too much flexibility and not enough protection to the currently designated lower density areas.

7. For the reasons discussed above I oppose merging residential single family post war, residential low density post war, and residential multi family into one new category called Residential Mixed-Density Suburban lacking in safeguards and protections for one and two family neighborhoods.

Volume 2 Chapter 1 Vision:

1. Equity sounds wonderful but I find it disingenuous at best to be proposing all of these amendments that gut the protections currently offered to low density residential neighborhoods when none of the residents of these low density neighborhoods have been queried or involved in the proposal of the amendments that will dramatically change what is allowed to be constructed in their neighborhoods – so by its very process the current Master Plan Amendment cycle is creating inequity because the residents of the neighborhoods with the most dramatic change proposed are not at the table and are not being heard by the Administration, City Planning Commission, & Council and in fact are barely informed of what kind of changes are in store. So the inclusion of the word Equity is laughable given this. Be it the recent forcing of short term rental commercial activity into residential neighborhoods or the current Master Plan cycles gutting of protections to one and two family residential districts as of now the tax paying long term residents of low density neighborhoods are the underserved and underrepresented whose participation is not occurring in the changes being brought to their neighborhoods – most constituents are not even aware of the details of the change that is proposed much less the real world potential effects – that IS NOT EQUITY, this is 180 degrees in opposition to the Master Plan effort that occurred immediately after Katrina and I would say is even attempting to undo it.
2. The statement box on Equity does not adequately describe the planning means at the cities disposal of “eliminating income and neighborhood inequities” – how does the city propose to do this? Before this statement box is added to the master plan it is critically important to quantify what tools are available to achieve this within the realm of planning, which tools have a proven track record of success, and which tools are supported by the majority of residents in the planning districts effected by their implementation – anything less than this is once again not equitable because it is representing the needs of one group over the needs of another without any input from the groups most effected. Based on the amendments submitted it would appear the city proposes to eliminate income and neighborhood inequities by gutting successful low density neighborhoods through allowing them to be densified then controlling how this added density is injected (via a prejudiced political process) as opposed to allowing capitalistic market forces to control development. It appears that the city wants to eliminate income and neighborhood inequities through economic interference which in the end will make all of the city’s neighborhoods average and simultaneously eliminate the unique qualities that make existing neighborhoods strong. This kind of political interference is a proven destructor of success and value in the detritus of social experiments in city planning that have been foist upon citizens over the decades only to be leveled as failures and replaced with plans there are poorly thought out and quickly implemented with their only mantra being good intentions. Name one successful example in any city of planning and zoning practices that have eliminated income inequity and not destroyed value at the same time?
3. Remove equity from the Resilience box – goals are stronger when they are not intermixed but instead are clearly stated and stand on their own. By stating that “Equity” is the driving force behind our cities economic growth the Resilience box has essentially been hijacked by the equity box above it.

Volume 2 Chapter 5 Admin:

- Under section 2 Goal it appears the term Equity defined as being fair and impartial is being confused with the word equal which is defined as the state of being the same in quantity, size, degree or value (identical, uniform, alike). It is fundamentally unfair to those who live in neighborhoods and areas with high levels of market activity and high home prices in one and two family districts to suddenly and radically inject multi-family affordable housing opportunities in their neighborhood using “all tools available” – this is clearly favoring one group (affordable housing customers) over other groups (tax paying long term owners of improved property in successful neighborhoods where they have invested their blood sweat and tears) This is not equity but theft by government reallocation.

Volume 2 Chapter 6 Admin:

- The posted document has incomplete edits that are not visible in the pdf due to formatting – this document should be withdrawn because it is not properly posted for public comment.

Volume 2 Chapter 7 Admin:

- I am opposed to the elimination of the promotion of tree planting on private property. The trees of New Orleans are a prime asset and should be protected and encouraged. The proposed amendment eliminates the promotion of the planting of trees on private property

Volume 2 Chapter 9 Admin:

- It seems odd that under Entrepreneurship and Innovation they are replacing some statistics and updating some information but leaving other information in the document even though it is old and could certainly be updated with more recent data. Data from 2005, 2006, and 2007 could certainly be updated to reflect more recent data.
- Deleting the labor force participation information without updating it suggests this document is for show and not an accurate assessment of the current situation.
- The Administration appears to be re-authoring the entire section without much balance or independent facts being presented.
- Deleting ranking of household income is further evidence of this wholesale authorship.
- Deleting ranking of poverty rate is further evidence of this wholesale authorship.
- The posted document edit is only one page in length yet the document appears to continue to multiple pages. This is not adequately posted for review and comment and should be withdrawn.

Volume 2 Chapter 12

- As above this is attempting to inextricably cross define equity and resilience – these terms should stand on their own with no need to reference each other and this significant cross definition (equity is resilience, resilience is equity) weakens the objectivity and intent of the document especially since the ongoing theme is to put these terms in every section in some way without adequately and objectively defining what they mean in terms of outcome and result. What is ideal equity? What is ideal resilience? What is the goal and what does the goal look like in a planning and zoning perspective? Uptown New Orleans after Katrina which included all types of classifications of residence be it race or socio economic was very resilient after Katrina and it had little to do with planning and zoning, but more to do with geography and strength of one and two family neighborhoods which much of these amendments appear to be trying to dilute and eviscerate contradicting the goal of resiliency. Further please define how the current Master plan is lacking in equity before making it such a strong component of the amendments.
- The section on Resilience again appears to be breaking down in its proper use of the term by defining it as it relates to *“inequities in the distribution of environmental benefits and burdens in the city”* – WHAT DOES THIS MEAN? What is an environmental benefit and how is it unfairly distributed? By whom? To Whom? What are the current impacts of climate change on the city of New Orleans and where is the data?? Bringing the largely partisan and contentions ideas of Climate Change into the Master Plan document seems unproductive especially as it relates to a successful city. In order to include this statement in the amendments it should include what methods the city will *“link existing inequities in the distribution of environmental benefits and burdens in the city and reducing the risk for the most vulnerable populations who have the fewest resources available to mitigate the impacts of disasters and climate change”*

Volume 2 Chapter 14 Land Use:

- The suggested text placement on Equity needs more validation as it is making statements which are vague and subjective without much backup or objective criteria that define “public good”. The Equity text also does not define what an “optimal outcome” is. Before this language is inserted it is critical that the definition of what an optimal outcome is be a required part of of text – without it this becomes a basis statement for removing the rule of law from the Master Plan and turning it into a political tool for politicians to define “public good” and “optimal outcome” at their will with little public input.

- The Goal 5 “Target” has no place in this document without understanding in detail the cost benefit of doing this and who would most negatively be impacted by the high cost of doing this which would likely be those least able to afford it. This is no better illustrated by the placeholder goal of “by X in X year”
- The Goal 6 “Target investments” seems inequitable on its face because it favors some groups over others rather than equity which would be for all citizens of New Orleans.

Volume 2 Chapter 15 Neighborhood Participation Program (NPP-Program)

- This proposed text change appears to be an effort to tie the true definition of equity (fairness and impartiality) that is inherent in a well administered neighborhood participation process (which in my opinion the city of New Orleans does not currently have this MP amendment process being a case in point) to the improper use of the word equity throughout other sections of the Master Plan which imply equal outcome, equal value, equality, identical in every way. Because the term equity is being misused throughout the rest of the document I am opposed to its use in this section.
- The primary pillar of city governance should be neighbors and neighborhoods as constituents. This document is about planning and land use not city governance.
- The Neighborhood councils as originally envisioned should be implemented – the NPP process needs to be strengthened by the participation of neighborhood leaders in different and diverse neighborhood not centralized on the executive branch of the city. No reasons are given why the neighborhood councils have not been established or why they are a bad idea.
- This statement is false: “NEO has defined a notification process that initiates notification to key stakeholders (neighborhood and community leaders) with sensitivity to time schedules and calls for action.” NPP notifications are not advanced enough nor automated enough to garner significant input. The one meeting often has notices that arrive after the meeting has taken place – the information from the meeting (presentation comment etc) is not easily referenced after the meeting has occurred so individuals who could not attend can participate. Public comment process and deadlines are also not easily ascertained on a project basis and it isn’t clear that public comment is acted upon unless a politician gets involved by expressing concern.

GENERAL COMMENT:

The average citizen, myself included does not have the time to review all of these proposals and comment on each and every change much less time to proof read and edit those comments – I have picked a few which illustrate a general pattern in the majority of proposed amendments. They appear to favor vocal groups and organizations who claim to represent some constituency yet have little input from individual residents, neighbors or neighborhoods that will be impacted by the changes. I see proposals generally that appear to vest commercial rights in properties located in residential zoning districts, including properties that are no longer commercial but were at some time in the past, and proposals that appear to support providing undefined and unknown development rights to existing non-conforming properties by changing the language which favored protection of existing historic residential to language that favors re-establishment, expansion or alteration of commercial properties in residential districts with unknown limitations and controls. This is of great concern especially with regard to section 25.3.G.6 Existing nonconforming hospitals in single family or two family residential districts. As an individual I have enquired by email about how these proposed Master Plan amendments might affect zoning of existing hospitals in residential districts and have received no response.

Basically the amendments appear to favor activist interest groups at the expense of individual residents and residential neighborhoods – historically it is the strength of neighborhoods that gives strength and resilience to New Orleans – these master plan amendments appear to want to experiment with the strength of neighborhoods by creating a more homogenous planning guideline where individuality of neighborhoods in both physical and economic aspects is sacrificed for homogeneity and will provide average rather than exceptional results as the detritus of since demolished or blighted past social experiments implemented via heavy handed government planning have achieved.

Best Regards,

Jay Seastrunk

Garden District Association
Post Office Box 50836
New Orleans, LA 70150-0836
504-525-7608 gardendistrictno@bellsouth.net

January 9, 2017

Mr. Robert D. Rivers, *Executive Director*
New Orleans City Planning Commission
1300 Perdido Street, Suite 7W03
New Orleans, LA 70112

RE: Comments on the Proposed Master Plan Amendments

Dear Mr. Rivers:

On behalf of the Garden District Association (GDA) Board and members, we want to commend you and the City Planning Commission staff for the on-going effort performed during the Master Plan Amendment process. Please accept this letter as our input regarding the proposed amendments.

Of the 12 proposed Future Land Use Map (FLUM) amendments, the GDA is in support of nine of the amendments as proposed by Councilmember Cantrell, presented in Table 1, below. The amendments will make the specific properties consistent with the current zoning.

Table 1. Proposed FLUM Amendments Supported by the GDA

Request No.	Address	Proposed FLUM
PD-02-02	1101, 1105, 1109, & 1117 Philip Street	RLD-PRE
PD-02-03	1516 & 1528 Jackson Avenue	RMD-PRE
PD-02-04	1437 & 1441 8 th Street	RI D-PRF
PD-02-05	3116 Prvtania Street	RLD-PRE
PD-02-06	1447 Harmonv Street	RI D-PRF
PD-02-07	1124 Louisiana Avenue	RLD-PRE
PD-02-08	1120 Toledano Street	RLD-PRE
PD-02-09	1113 9 th Street	RI D-PRF
PD-02-10	1111 6 th Street	RLD-PRE

The GDA is opposed to the following three proposed FLUM amendments.

1. Request No. PD-02-14 (2200 St. Charles Avenue) from RMD-PRE (Residential Pre-War Medium Density) to MUM (Mixed-Use Medium Density). The property is currently zoned HU-RM1. The building is a Victorian style house built in 1850 and thus does not have attributes of the MUM land use category.
2. Request No. PD-02-23 (All lots designated NC located in Squares 216 and 197 bounded by St. Charles Avenue, Fourth Street, Coliseum Street and Washington Avenue) by the CPC from NC (Neighborhood Commercial) to MUL (Mixed-Use Low Density). The businesses located in this area include The Rink (retail, professional offices and coffee shop), a realtor office and Commander's Palace Restaurant as well as condominiums and a single-family home. The businesses are small scale, neighborhood-oriented commercial developments thus meeting the FLUM goals for NC as currently designated on the FLUM. The FLUM goal is to provide neighborhood convenience with commercial establishments along the edges of neighborhoods. This area of the Garden District neighborhood is the epicenter and not the edge of the neighborhood.

3. We are opposed to the amendment submitted by Councilmember Williams to change Magazine Street from MUL (Mixed-Use Low Density) to MUM (Mixed-Use Medium Density). Magazine Street's development pattern is primarily businesses in residential structures converted to commercial activity. Magazine Street is also a cross-town transit corridor. While the range of uses are similar in nature the intensity of uses that are consistent with the CZO are much greater under the MUM than the MUL. Magazine Street is a neighborhood and visitor destination. To allow increased intensity in development would harm the character of Magazine Street and negatively impact the residential neighborhoods abutting and surrounding it.

Regarding specific text amendments to Chapter 14, the Land Use Plan, we offer the following:

1. Request No. 14-22 Section A. The Land Use Plan and the "Force of Law": We are opposed to the CPC proposed amendment in which the Executive Director or his designee shall have authority to make final decisions on minor map amendments and final decisions on interpretations of the FLUM. This would violate the City Charter, Section 5-404.4, which specifies the mandatory review process and schedule as well as public input process in amending the Master Plan. Further, the limitations on amendments to the Master Plan are a safeguard to protect its integrity.
2. Request No. 14-17, Section C. Future Land Use Categories: We are opposed to removing the density limitations for all residential land use categories. The density limitations provide an overall goal for the development character of neighborhoods and thus should remain in the Master Plan. Removal of the density limitations would violate the City Charter. Section 5-402.1 of the City Charter, states *"The Land Use element shall consist of text setting forth land use issues and policies, and a Future Land Use Map setting forth categories of allowable uses and density, for the City."*
3. Request No. 14-15 and 14-16, Section C. Future Land Use Categories, Residential Pre-War Low Density (RLD-PRE): The proposed amendment to allow small multi-family residential is overly broad and conflicts with the existing goal of RLD-PRE to "Discourage the development of additional multi-family housing that is out of scale with existing character. We are opposed to the amendment.
4. Request No. 14-17, Section C. Future Land Use Categories, MUL (Mixed-Use Low Density) and MUM (Mixed-Use Medium Density): We are opposed to merging these two land use categories. The intensity of uses in the MUM categories is far greater than the intensity of uses in the MUL, in accordance with the proposed table showing the relationship between the land use categories and zoning classifications. The goal of the MUL category is to increase walkability within and along edges of neighborhoods while the goal of the MUM category is to serve as focal points within neighborhoods.

We look forward to the CPC staff review and recommendations to the Master Plan amendment process and the opportunity to provide further input on staff recommendations. Again, thank you and the CPC staff for your hard work on the Master Plan.

Sincerely,

André Gaudin
President

NEIGHBORS FIRST FOR BYWATER



Neighbors First for Bywater, LLC
Julie Jones, President
(504) 944-5422
jjones1@uno.edu
Brian Lockett, Treasurer
(504) 669-7044
blockett@cox.net

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

Date: January 9, 2017
Re: Master Plan Amendments

Dear Mr. Rivers:

The Board of Neighbors First for Bywater (NFB) has discussed the Master Plan amendment process with our membership and concluded to take the following positions (and as described below):

1. We support all of the amendments proposed by the Louisiana Landmarks Society
2. The Master Plan should retain density limits as required by the City Charter
3. The Master Plan should not be amended outside the formal process and interpretation of the Master Plan should be a legal matter as stipulated by the “force of law” provision of the City Charter.
4. The term “tout ensemble” should remain in the description for the Mixed-Use Historic Core future land use category
5. We oppose Councilmember Ramsey’s amendment to include “culture-serving businesses and facilities” in in the description of the Residential Historic Core future land use category

Louisiana Landmarks Society Amendments

We support all of the amendments proposed by the Louisiana Landmarks Society. These amendments were developed by Louisiana’s leading preservation organization with input from

neighborhood organizations from New Orleans' historic neighborhoods and reviewed and revised by the city's most experienced preservation lawyers. These amendments will protect and preserve the integrity of our historic neighborhoods and the cultures that sustain them. Adoption of these amendments will set a national standard for preservation planning.

Density Limits

We are opposed to removing the density limitations from any future land use category's Development Character section in Chapter 14 (Section C) and believe that all residential future land use category descriptions must include density limits. Density limitations are required by the City Charter (Section 5-402.1) which states, "*The Land Use element shall consist of text setting forth land use issues and policies, and a Future Land Use Map setting forth categories of allowable uses and density, for the City.*" The density limitations provide an overall goal for the development character of neighborhoods and thus are essential to the Master Plan.

Force of Law

We are opposed to the CPC amendment to provide the Executive Director the authority to make final decisions on map amendments and final decisions on interpretations of the Future Land Use Map. This would violate the City Charter, Section 5-404.4, which specifies the mandatory review process and schedule as well as public input process in amending the Master Plan. These limitations on amendments to the Master Plan are a safeguard to protect its integrity.

Tout Ensemble

We are opposed to removing the term "tout ensemble" from the description of the Mixed-Use Historic Core future land use category in Chapter 14, Section C. New mixed-use developments can be very large and overwhelm adjacent historic neighborhoods with foreign and oppositional architecture. It is imperative that new mixed-use developments respect the historic character of the surrounding neighborhoods.

Culture-serving Businesses and Facilities

We are opposed to Councilmember Ramsey's text change to the description of the Residential Historic Core future land use category (Chapter 14, Section C) to include "culture-serving businesses and facilities". The proposed amendment does not provide any specific language or justification for the text change nor is clear why this change should be specific to Residential Historic Core neighborhoods. There is no definition for "culture-serving businesses and facilities" in the Master Plan glossary (Volume 2) so there is no way to interpret such text. Future land use descriptions for residential categories describe residential areas, so it is not clear why commercial uses ("businesses") are being inserted here.

Thank you for your consideration of these points in completing the City Planning staff report on the amendments. We look forward to participating in the amendment process and providing more specific input on matters that affect the Historic Core neighborhoods.

Sincerely,
Julie Jones, President
Brian Lockett, Treasurer

Paul Cramer

From: Robert D. Rivers
Sent: Sunday, January 08, 2017 10:19 AM
To: Paul Cramer
Subject: FW: Proposed changes to the Master Plan

From: knittingduck@aol.com [mailto:knittingduck@aol.com]
Sent: Saturday, January 07, 2017 1:22 PM
To: Robert D. Rivers
Subject: Proposed changes to the Master Plan

Dear Mr Rivers:

I am a lifelong resident of New Orleans and have lived in Bywater for 42 years. I would like to share my thoughts on some issues regarding the work that you and your staff are doing regarding the Master Plan.

Before anything is done about Councilperson Ramsey's "cultural services" they must be defined. I fear that this extremely vague term could lead to rampant misuse of property in Bywater and throughout the city. Her voting record supports my fears.

I support the amendments made by the Louisiana Landmarks Society.

Density limits should remain as they are currently.

Historic Core areas should be encouraged to maintain the *toute ensemble* for future development.

Thank you,

Anthony J. Eschmann
822 Lesseps St.

Mark M. Gonzalez

Attorney at Law

830 Union Street, Suite 302
New Orleans, Louisiana 70112

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

January 6, 2017

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

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

RE: Master Plan Amendments

Dear Mr. Rivers and City Planning Commission:

Please accept the following as input from a 30+ year resident of New Orleans very concerned about and involved in its well-being:

1. The Master Plan should retain density limits as required by the City Charter;
2. The Master Plan should continue to have the force of law as specified in the City Charter;
3. The term "tout ensemble" isn't a nice sounding meaningless phrase - it helps describe and determine land use designation and should remain in land use designations for Historic Core areas;
4. I support, and you should as well, the very well studied and laid out amendments sent to you by the Louisiana Landmarks Society;
5. You should NOT support Nadine Ramsey's vague and troublesome proposal for "cultural services" in Historic Core areas until it is well defined what in God's name she is talking about - and if they are good for a Historic Core - they should be good city-wide.

Sincerely,



Mark M. Gonzalez
106 Dauphine Street

LOUISIANA LANDMARKS SOCIETY'S COMMENTS ON PROPOSED MASTER PLAN AMENDMENTS

Submitted January 9, 2017

Louisiana Landmarks Society appreciates all the work put into the Master Plan Amendments by officials, neighborhood groups, organizations and individuals. There has been a tremendous amount of material submitted and yet the process seems to have been cut short. We question if the process and comment period are adequate. With that said, we submit the following limited comments:

Chapter 6:

The proposed pdf of Chapter 6 is improperly posted and not fully readable. This does not allow for adequate comments.

1. The new local historic districts, now approved by the City Council, should be added to the list of local historic districts.
2. Louisiana Landmarks Society requests the word "sustainable" be retained throughout the chapter.
3. Deconstruction and salvage should *NOT* be removed from the preservation chapter. We suggest encouraging deconstruction and salvage prior to the demolition of any historic building.
4. Enhancing guidelines for New Construction should always include that designs, whether contemporary or not, be in scale and character with the existing historic neighborhood. Any new design, rehabilitation or renovation should complement and be in context with the "tout ensemble" of the neighborhood.
5. Louisiana Landmarks Society should be identified and consulted as an additional community resource in matters concerning historic and neighborhood preservation.
6. Although Equity and Resilience are admirable goals, their inclusion in Chapter 6 is technically not the correct placement.

Chapter 14.

1. Louisiana Landmarks Society is opposed to empowering one person, namely the Executive Director of the CPC, to have authority to make final decision on minor map amendments and final decisions on interpretation of the FLUM.
2. Louisiana Landmarks Society strongly objects to the proposal to remove density limitations on all residential land use categories.

3. Objection is made to proposals seeking to allow small multi-family residential as being too broad and inconsistent with existing language to discourage multi-family residential that is out of scale with neighborhoods.
4. Louisiana Landmarks Society discourages the proposal to merge MUL and MUM zoning categories. (4-17 Section C)
5. Objection is made to the proposals that would grow commercial uses, or provide for ill-defined “culture-serving” uses, at the expense of conducive and established neighborhood uses. The interpretation has the potential to be too broad.
6. Louisiana Landmarks Society requests the retention of “tout ensemble” in Chapter 14, and encourages the term to be used more often to define and retain the individual and unique character of each neighborhood in New Orleans.
7. The Land Use chapter is an inappropriate placement for definitions of Equity and Resilience. Vision seems the more logical place.
8. We fully support the proposal to “preserve and expand parks and green space, and protect passive open green space in parks from conversion to intensive and commercial uses.”

Community Participation Plan (CPP)

Louisiana Landmarks Society supports the implementation of the CPP including adequately staffing the CPP with professional, independent staff to engage and inform community members, ensure full and accurate information is provided by applicants on their projects, provide information on zoning, facilitate meetings and produce objective reports on Neighborhood Participation Program (NPP) meetings.

General Statement:

The mission of Louisiana Landmarks Society is to support historic and neighborhood preservation, and all matters of zoning and planning that have the effect of contributing to and sustaining the *tout ensemble* and the historic character of each neighborhood in the City of New Orleans. Louisiana Landmark Society is a firm believer in and consistently supportive of a broad and inclusive public and neighborhood participation in all civic processes, especially those that directly affect and influence the well-being and quality of life of the residents in the neighborhoods.

Comments on Other's Submissions:

- **HousingNOLA & GNOHA**

While we see natural alignment between housing affordability and historic preservation in a city where overzealous blight remediation and under-regulated short term rentals have reduced residential units in traditional neighborhood, we have significant concerns about the criteria for and abuse of any exemption to HDLC or VCC guidelines on the basis of affordable units. *In particular, promises of new affordable units should never be the basis for demolition of an historic structure that would otherwise be disallowed.* Numerous examples within the city show the potential for the adaptive use of historic structures to provide affordable units. If this addition is included, we request that preservation and neighborhood groups be specified in the "Who" field to indicate an inclusive stakeholder process.

- **MCCNO**

6A. We support the proposed citywide survey to identify arts and cultural venues of historic significance. A thorough review of existing surveys of National Register Districts could serve as the basis for such an inventory.

6B. Attaching a conditional use such as live music performance to a property in perpetuity is not appropriate within residential neighborhoods. Doing so fails to acknowledge the disparate impacts on quality of life—including noise, foot and vehicular traffic, refuse collection, etc.—associated with different venues. At a bare minimum, any non-conforming use attached the parcel rather than owner should be accompanied by provisos to safeguard neighborhood quality of life and community members should be invited to provide input on the decision.

6C. Proposed soundproofing grants should come with the additional provision that any recipients be required to demonstrate that the materials being used are appropriate and compatible with historic building fabric and that historic exterior elements, such as windows, not be impacted.

- **Mayor's Office**

3.A The proposed changes related to a pattern book of "Resilience Strategies for Historic Commercial Corridors" are consistent in theme with the proposed amendment from Greater New Orleans Water Collaborative to "to establish guidelines for appropriate resilience retrofits in historic settings [which] address energy efficiency, on-site water management, elevation and related issues." We endorse these proposals to establish resilience best practices for historic places but emphasize the need for substantial involvement by neighborhood associations and preservation professionals in their development. Similarly, it should be clear that a pattern book requires written explanation of guiding principles to be of maximum value.

3.2 Revise but do not remove language regarding the value of salvage and reuse of historic building materials. This is compatible with both goals 3 and 4. The embedded energy, craftsmanship, and inherent quality of materials—particularly old growth lumber and imported quarried stone when present—found in historic structures within New Orleans is grounds for salvage and reuse. Furthermore, the reuse of building materials, like the reuse of buildings, is inherently place-based economic development. Rather than using NCDC as a vehicle to promote

salvage and reuse, the city could simply pledge to support private sector and nonprofit endeavors in this area.

5. Include VCC alongside HDLC as an agency with preservation duties and public outreach responsibilities.

Louisiana Landmarks Society opposes the proposals to “eliminate all residential unity densities in the Future Land Use Categories” as well as other proposals to increase densities due to the impacts on the scale and character of neighborhoods – particularly those in our historic core.

- **Greater New Orleans Water Collaborative**

See comments under Mayor’s Office above.

- **Holy Cross Neighborhood Association**

The proposed registry of contributing structures “not under city jurisdiction, such as state bridges, federal locks, waterways, docks,” etc. would contribute positively to our understanding of New Orleans development over time. It would be made more robust with the inclusion of historically significant public works managed by City Park and the Sewerage and Water Board. While listed structures may not be subject to local oversight by the HDLC or VCC, local recognition of their significance could help inform future Section 106 proceedings as well as Historic American Engineering Record documentation projects.

Paul Cramer

From: CPCinfo
Sent: Tuesday, January 10, 2017 8:33 AM
To: Paul Cramer
Subject: FW: MP Amendment Comment HCNA 010916

From: John Koefel [mailto:johnkoefel@gmail.com]
Sent: Monday, January 09, 2017 4:53 PM
To: CPCinfo
Cc: hcnaboard-@googlegroups.com; Dominique L. Verner
Subject: MP Amendment Comment HCNA 010916

January 9, 2017

City Planning Commission
1300 Perdido St—7th Floor
New Orleans, LA 70112

cpcinfo@nola.gov

Re: Master Plan Amendment Comments of Holy Cross Neighborhood Association

Dear Commissioners and Staff,

We wish to submit the following comments in the MP process today:

1. With respect to our HCNA previously submitted comments that were listed in the summary as Text 06-08 Locks & Bridges, etc and Text 04-23 Zoning and Land use principles—we failed to find them though saw in the summary index.
2. We believe our original amendment requests remain worth incorporating into the MP. The Corps has recently proposed removing the St Claude Bridge and historic IHNC Lock in favor of the barge industry without the least consideration of impacts on the City of New Orleans itself and its neighborhoods and historic future. We feel the City should consider its own stake in these structural assets and make its own assessments, decisions and initiatives toward what is good for the City and its future. You don't know what you have till its gone, the song says. Provisions in the MP can help the City in this respect to look broadly ahead. These structures in question are 100 years old and still functioning, nationally significant maritime and engineering structures built by Goethals and Strauss, famous people. This speaks to the unique need and opportunity we have to reach out to speak for these extraordinary past achievements and move them with our historic web of neighborhoods into the future. If the City sleeps, they disappear.

2. FLUM PD-8-1 5227 Chartres St. The CPC suggests to be consistent that the FLUM should be altered to be consistent with the zoning (business). We suggest that it be unchanged for the following reason: The FLUM has it right, as the neighborhood wants, and was arrived at through broad inclusive planning process

The zoning change was necessitated when The Center for Sustainable Engagement and Development (CSED) was given a residential property and decided to use it as a demonstration recovery house with state of the art insulation, etc, and to have offices there to be available to the public. The neighborhood did not want the zoning change but the city insisted because no one would reside there, (a condition of residential zoning). What was done was a proviso to let the zoning revert to residential when the CSED moved out, and the house would be residential again.

In this circumstance, then, it is the zoning that is out of synch with the community-established FLUM, and the FLUM designation should remain as the stable intent.

3. FLUM PD-8 -9/PD-8-10. We found these on the map but not in the text. We understand that these are private lots designated as Open Space/Park and perhaps should not be. We have no objection to the concept of correcting this record, if this is the case (we couldn't find these either except on the map). But we believe a more open public process is merited for any FLUM change, including these. There are no minor changes to the FLUM in Holy Cross, and no changes we would cede to the planning director to make on our behalf for land use matters.

4. Request No. 14-22 Section A. Land Use Plan and "Force of Law" (Cf #3 preceding).

5. Request No. 14-15 and 14-16, Section C, etc. Future Land Use Category. We do not want to see multi-family capacity come into our historic one and two family zones, without some future public dialogue and assent from the neighborhood. We oppose increasing density though categorical change here without much more public discussion and acceptance. People here in Holy Cross want to live with the doubles and singles they moved in

here to and have invested in. They welcome new neighbors but see allowance of multi-family as an encroachment, and unfair, to do it this way.

6. In the general matter of removing density as a specification in residential zoning categories, this does not seem desirable, useful, or prudent. We know that density has great impact on community and residential areas. We feel this is particularly important for historic neighborhoods of one and two family houses where incongruous structures bring discontinuity and unravel old neighborhoods. Instead of removing limitations on density, we would rather this code be helping historic neighborhoods survive and thrive by giving more protection to the scale and shape of building in these areas of high community value and solid contribution to the tax base. (Cf. Request No. 14-17, Section C, etc., Future Land Use Categories).

7. Density should focus around transportation hubs, not just on high ground. There is a lot of high ground, including along the river neighborhoods, that is unsuitable for high density because of the lack of transportation facilities. MU-1 should be restored to its original purpose and definition, as the zoning category for high-rise buildings on transit lines and highways and at crossroads.

Conversely, building high rise structures away from transit, away from fast roadways and away from solid adequate infrastructure seems a recipe to bring it all to a standstill because of the heavy load on older more remote neighborhoods with aging facilities that are fine for low density but fail with overload, fail for everyone.

8. We do not want to see merging of land use categories MUL and MUM. We feel this would create a category much too awkward and unwieldy. As it is, the large categories of the "consistency table" allow a broad land use category to be arbitrarily assigned a zoning classification that may not be suitable or intended by the community. It is important that the community be involved in the application of the specific zoning from broad land use categories. The selection of MUMD in Future Land Use Element participation becomes meaningless if the variation and range of the zoning in the consistency table is too large and the zoning selection is made by staff. Alone. This selection at least demands more, not less, community participation. This is at the heart of land use decision-making that is supported by the City Charter, and rightfully requested of the staff by citizens of Holy Cross and throughout the City.

9. Re: Port NOLA Site GIWW 35 in PD-11 along Paris Road. The FLUM is requested changed by the Port of New Orleans. This was requested five years ago also but denied until an independent evaluation was made by competent scientific agencies to determine the impacts on Bayou Bienvenue, which passes through this site.

We have no beef with the Port, but we are concerned about the integrity and health of this Bayou and feel the least we can do is check it out and do what is needed to ensure its health and survival. We think the Port necessarily has a conflict of interest here, despite the best intentions. So we feel that before amending the FLUM and zoning, the condition of Bayou Bienvenue should have some priority. So we oppose the change in FLUM here until this has been positively ascertained and a plan is worked out with the Port to do what is necessary. We have confidence in the Port but we are practical and realistic too, and care very much about the bayou that begins now in Lower Nine and goes into Lake Borgne via Port property.

10. Transportation

11. Planning Districts.

Thank you.

Sincerely,

John Koeferl

Board chair, HCNA

Holy Cross Neighborhood Association

johnkoeferl@gmail.com

Paul Cramer

From: CPCinfo
Sent: Tuesday, January 10, 2017 8:33 AM
To: Paul Cramer
Subject: FW: MP Amendment Comments by R G Kern

From: raygkern@yahoo.com [<mailto:raygkern@yahoo.com>]
Sent: Monday, January 09, 2017 4:51 PM
To: CPCinfo
Subject: MP Amendment Comments by R G Kern

MP AMENDMENT NOTES 2016-01-09 by Ray G. Kern

14. Land Use Plan Amendments

Volume 2 | Chapter 14 | Land Use Plan | Proposed Master Plan Amendments

A. Introduction

I am against the removal of "densities" and "density" in land use considerations. Density should be considered, particularly in preservation of neighborhood residential character. Neighborhoods should be livable as well as accessible. "Packing them in" is not a good plan as it affects accessibility (parking), livability, and quality of life for residents. This ain't New York City or Miami.

Administration of the Land Use Plan

I am troubled that the Executive Director of the City Planning Commission and the Commission itself is being granted too much power in making final decisions to Future Land Use Map adjustments and interpretations. I can understand the need for obvious minor corrections, but where is a check-and-balance for decisions motivated by patronage and influence? Any review of our political history will show this does happen.

The Neighborhood Character Studies in the Land Use Plan

Is this being removed? It seems like a good thing to have.

B. Setting the Direction for Future Land Use:

The word "densities" has been removed. See comments above.

C. Future Land Use Categories

Mixed Use

MIXED-USE HISTORIC CORE: MU-HC

The phrase "tout ensemble" should NOT be removed but retained. It is a very important consideration in preserving the character and "feel" of historic neighborhoods.

PARKLAND AND OPEN SPACE

Does the addition of "supportive commercial uses may be allowed" means that there can be fast food chains in our city parks?

D. Future Land Use by District Planning District 7

Please do not add this:

"Marigny and Bywater Riverfront Areas: Between Elysian Fields Avenue and the Inner Harbor Navigaton Canal, there are large, historically industrial parcels with the Mixed Use Historic Core designation which would support more dense residential development on high ground with ground floor commercial uses for a lively pedestrian environment."

I can't believe what is essentially the controversial Riverfront Overlay above is being enshrined in the Master Plan. There is much concern about affordable housing for current and long-time residents. How much of the "more dense residential development" will be affordable? Bourbon Street is "a lively pedestrian environment". Will this be "Bourbon Street on the River?" Is this the city's attempt to permanently mar these relatively developer-unscathed, extremely historic downriver neighborhoods. There's a powerful intrinsic value in our history and architecture. There are better plans for development of this mixed use area that should be considered as viable alternatives that blend in far better for the public good and do not involve exploitation by a greedy few.

Sincerely Yours,

Ray G. Kern
8240 Panola Street
New Orleans, LA 70117

2716 Royal Street
New Orleans, LA 70117

Paul Cramer

From: CPCinfo
Sent: Tuesday, January 10, 2017 8:34 AM
To: Paul Cramer
Subject: FW: VCPORA/FQC comments on MP amendments

From: Meg Lousteau [mailto:meglousteau@gmail.com]
Sent: Monday, January 09, 2017 4:58 PM
To: CPCinfo; Robert D. Rivers; Leslie T. Alley
Cc: VCPORA; susan@frenchquartercitizens.org; Rick Normand
Subject: VCPORA/FQC comments on MP amendments

Dear City Planning staff and commissioners,

Thank you for the tremendous amount of work that has already gone in to the Master Plan amendment process, and for the work that remains to be done. It is quite an undertaking, and there is still much work to be done!

VCPORA and French Quarter Citizens are very familiar with the Master Plan, having worked to get the charter amendment passed, and then working on the plan and process themselves for many years. We were also active participants in the revision of the Comprehensive Zoning Ordinance. We understand how vital it is that both of these documents set clear, fair, and enforceable standards for land use across the city.

In that spirit, we offer comment on four proposed amendments.

Tout ensemble

The first is a proposal from the City Planning Commission to delete "tout ensemble" from the text regarding Mixed Use-Historic Core. The language of the proposed change reads as follows, and as you can see, "tout ensemble" has been stricken:

Development Character: The density, height, and mass of new development will be consistent with the character ~~and tout ensemble~~ of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas.

The term “tout ensemble” is central to protecting the Vieux Carré’s architectural integrity. In fact, it was part of the landmark *City of New Orleans versus Pergament* case decided by the Louisiana Supreme Court. The judges ruled that “The purpose of the ordinance is not only to preserve the old buildings themselves, but to preserve the antiquity of the whole French and Spanish quarter, the *tout ensemble*, so to speak, by defending this relic.” Tout ensemble – which means, literally, “all together” - is now enshrined in the land use lexicon, not just in New Orleans but nation-wide, as a term for preserving the whole of a neighborhood.

Retaining the term in the Master Plan reinforces the importance of *tout ensemble* as a guiding principle for land used and redevelopment in the city’s oldest neighborhood and its main economic driver. We can see no reason to remove it.

Culture-serving business and facilities

CM Ramsey has submitted a proposed amendment that would allow “culture-serving businesses and facilities” in Residential Historic Core neighborhoods (see citation below). The language is vague, and no definition is offered, so it’s difficult to ascertain the potential impact. Whether the proposed amendment intends to encompass bars and nightclubs, or is even broader, it’s possible, even likely, that such a change would mean that residentially-zoned properties could become commercial. The point of zoning is to provide stability and predictability. Allowing potentially incompatible uses, especially in residential areas, could be damaging to neighborhood and residential stability. We would like to better understand the intent and effect of this proposed amendment, and look forward to reading the staff analysis.

<http://www.nola.gov/nola/media/One-Stop-Shop/CPC/Council-District-C-CM-Ramsey-District-C-Text-Ch-6-and-13.pdf>

1.d.

In Chapter 14, revise RESIDENTIAL HISTORIC CORE category to include culture-serving businesses and facilities.

Removal of time limits for legal non-conforming uses

Another proposed amendment, submitted by MACCNO (<http://www.nola.gov/nola/media/One-Stop-Shop/CPC/MACCNO-Chps-5-7-text.pdf> - page 9), would change language in Chapter 6 to effectively do away with the concept of legal non-conforming use. The request would allow any parcel that could “show a history of hosting live entertainment should be granted **perpetual** non-conforming status for live entertainment that is tied to location, not business or owner” (bolding ours).

This exemption would be irrespective of how long ago the location had hosted live entertainment, or the justifiable expectations of adjacent property owners who purchased their properties with the understanding that they could rely on the zoning. Furthermore, it would seem difficult, legally, to exempt live entertainment usage alone. Should this amendment pass, we foresee other applicants arguing that it should apply to all commercial usage, which, given the city’s complex history of land use, would open up a can of zoning worms.

We request that the staff and commission stick with the existing 6 month time limit for a parcel with a legal non-conforming use to resume operations, or lose its grandfathered status.

Authority of CPC Executive Director

Request 14-22, Section A.

This submission, from the City Planning Commission, would give the executive director or his/her designee the authority to make final decisions on minor map amendments, as well as to make final decisions on Future Land Use Map. This would violate the city charter (section 5-404.4), which specifies a mandatory review process and schedule. It also mandates public input in amending the Master Plan. These limitations were designed to safeguard the integrity of the Master Plan, and we believe strongly that they should remain in place.

Kind regards,

Meg Lousteau

Meg Lousteau
Executive Director
Vieux Carré Property Owners, Residents, and Associates
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504.581.7200 o 504.621.4080 c
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Garden District Association
Post Office Box 50836
New Orleans, LA 70150-0836
504-525-7608 gardendistrictno@bellsouth.net

January 9, 2017

Mr. Robert D. Rivers, *Executive Director*
New Orleans City Planning Commission
1300 Perdido Street, Suite 7W03
New Orleans, LA 70112

RE: Comments on the Proposed Master Plan Amendments

Dear Mr. Rivers:

On behalf of the Garden District Association (GDA) Board and members, we want to commend you and the City Planning Commission staff for the on-going effort performed during the Master Plan Amendment process. Please accept this letter as our input regarding the proposed amendments.

Of the 12 proposed Future Land Use Map (FLUM) amendments, the GDA is in support of nine of the amendments as proposed by Councilmember Cantrell, presented in Table 1, below. The amendments will make the specific properties consistent with the current zoning.

Table 1. Proposed FLUM Amendments Supported by the GDA

Request No.	Address	Proposed FLUM
PD-02-02	1101, 1105, 1109, & 1117 Philin Street	RLD-PRE
PD-02-03	1516 & 1528 Jackson Avenue	RMD-PRE
PD-02-04	1437 & 1441 8 th Street	RI D-PRF
PD-02-05	3116 Prvtania Street	RLD-PRE
PD-02-06	1442 Harmony Street	RI D-PRF
PD-02-07	1124 Louisiana Avenue	RLD-PRE
PD-02-08	1120 Toledano Street	RLD-PRE
PD-02-09	1113 9 th Street	RI D-PRF
PD-02-10	1111 6 th Street	RLD-PRE

The GDA is opposed to the following three proposed FLUM amendments.

1. Request No. PD-02-14 (2200 St. Charles Avenue) from RMD-PRE (Residential Pre-War Medium Density) to MUM (Mixed-Use Medium Density). The property is currently zoned HU-RM1. The building is a Victorian style house built in 1850 and thus does not have attributes of the MUM land use category.
2. Request No. PD-02-23 (All lots designated NC located in Squares 216 and 197 bounded by St. Charles Avenue, Fourth Street, Coliseum Street and Washington Avenue) by the CPC from NC (Neighborhood Commercial) to MUL (Mixed-Use Low Density). The businesses located in this area include The Rink (retail, professional offices and coffee shop), a realtor office and Commander's Palace Restaurant as well as condominiums and a single-family home. The businesses are small scale, neighborhood-oriented commercial developments thus meeting the FLUM goals for NC as currently designated on the FLUM. The FLUM goal is to provide neighborhood convenience with commercial establishments along the edges of neighborhoods. This area of the Garden District neighborhood is the epicenter and not the edge of the neighborhood.

PD 2-2 Rev. 2-10

3. We are opposed to the amendment submitted by Councilmember Williams to change Magazine Street from MUL (Mixed-Use Low Density) to MUM (Mixed-Use Medium Density). Magazine Street's development pattern is primarily businesses in residential structures converted to commercial activity. Magazine Street is also a cross-town transit corridor. While the range of uses are similar in nature the intensity of uses that are consistent with the CZO are much greater under the MUM than the MUL. Magazine Street is a neighborhood and visitor destination. To allow increased intensity in development would harm the character of Magazine Street and negatively impact the residential neighborhoods abutting and surrounding it.

Regarding specific text amendments to Chapter 14, the Land Use Plan, we offer the following:

1. Request No. 14-22 Section A. The Land Use Plan and the "Force of Law": We are opposed to the CPC proposed amendment in which the Executive Director or his designee shall have authority to make final decisions on minor map amendments and final decisions on interpretations of the FLUM. This would violate the City Charter, Section 5-404.4, which specifies the mandatory review process and schedule as well as public input process in amending the Master Plan. Further, the limitations on amendments to the Master Plan are a safeguard to protect its integrity.
2. Request No. 14-17, Section C. Future Land Use Categories: We are opposed to removing the density limitations for all residential land use categories. The density limitations provide an overall goal for the development character of neighborhoods and thus should remain in the Master Plan. Removal of the density limitations would violate the City Charter. Section 5-402.1 of the City Charter, states *"The Land Use element shall consist of text setting forth land use issues and policies, and a Future Land Use Map setting forth categories of allowable uses and density, for the City."*
3. Request No. 14-15 and 14-16, Section C. Future Land Use Categories, Residential Pre-War Low Density (RLD-PRE): The proposed amendment to allow small multi-family residential is overly broad and conflicts with the existing goal of RLD-PRE to "Discourage the development of additional multi-family housing that is out of scale with existing character. We are opposed to the amendment.
4. Request No. 14-17, Section C. Future Land Use Categories, MUL (Mixed-Use Low Density) and MUM (Mixed-Use Medium Density): We are opposed to merging these two land use categories. The intensity of uses in the MUM categories is far greater than the intensity of uses in the MUL, in accordance with the proposed table showing the relationship between the land use categories and zoning classifications. The goal of the MUL category is to increase walkability within and along edges of neighborhoods while the goal of the MUM category is to serve as focal points within neighborhoods.

We look forward to the CPC staff review and recommendations to the Master Plan amendment process and the opportunity to provide further input on staff recommendations. Again, thank you and the CPC staff for your hard work on the Master Plan.

Sincerely,

André Gaudin
President

Paul Cramer

From: CPCinfo
Sent: Tuesday, January 17, 2017 8:59 AM
To: Paul Cramer
Subject: FW: Master Plan Amendments
Attachments: Farwell Text Amendment Positions for CPC Deadline 01-16.pdf

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

From: Cherie-New [mailto:cherief@cox.net]
Sent: Monday, January 16, 2017 5:13 PM
To: CPCinfo
Subject: Master Plan Amendments

City Planning Commission,

I am greatly troubled by some of the proposed Master Plan Amendments and the effects it will have to the neighborhood I have lived in and loved my entire life which is Parkview/Mid City.

These amendments by Council Person Cantrell and Williams will greatly reduce the quality of life in these neighborhoods. The increase in density, parking and the increase in traffic (which is already outrageous due to the large commercial developments on N. Carrollton Ave and will be further exacerbated by the Edwards Development soon to be built) will put a final choke hold on the historic neighborhood and the fragile infrastructure and will be damaging to existing historic properties.

Not to mention that changing vast areas in Mid City from MUL to MUM will jeopardize existing historic houses that are presently utilized for businesses to be demolished to make way for the higher height and density of commercial and mass residential buildings. This will change the historic fabric of these neighborhoods forever and those historic houses can never be replaced.

I have attached a document from Ms. Jennifer Farwell addressing these amendments that I totally agree with and share in these mutual concerns.

I truly feel that my neighborhood has already been damaged by all the recent medium density development and any additional higher density development will only destroy any wonderful, unique, bucolic, historic character and charm that is remaining.

Respectively,

Vivian Faget
70119

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Paul Cramer

From: CPCinfo
Sent: Tuesday, January 17, 2017 9:01 AM
To: Paul Cramer
Subject: FW: Positions for Text Amendments to Master Plan
Attachments: CAUSE Text Amendment Positions for CPC Deadline 01-16.pdf

From: Jennifer Farwell [<mailto:jenfarwell@gmail.com>]
Sent: Monday, January 16, 2017 10:30 AM
To: CPCinfo
Cc: Susan G. Guidry; T. Gordon McLeod; LaToya Cantrell; Carol Gniady; Erin Holmes; Stacy S. Head; Carla D. Gendusa; jbrossett@nola.gov; nramsey@nola.gov; Jason R. Williams; James A. Gray; Bill Borah; Keith Hardie; Tyree Worthy; John D. Pourciau
Subject: Positions for Text Amendments to Master Plan

From CAUSE
(Citizens Against Unsympathetic or Suburban Encroachment)

And the personal opinion of Jennifer Farwell, as well.

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

OPPOSE

Note: FLUM = Future Land Use Map

TEXT 14-12/13 (Sherman Strategies)

Description of Industrial FLUM category.

Reuse of vacant or underutilized Industrial property.

While the spirit of these requests is appropriate to good urban planning, the execution mechanism is not. Such changes should be made through Master Plan Future Land Use Map amendments, followed by zoning changes. This request could allow property owners to circumvent the City Charter's force of law framework.

No FLUM or CZO changes should ever be supported that could appear to weaken the City Charter's force of law framework.

TEXT 14-15 (Councilmember Williams)

1. Remove density limits from descriptions of all FLUM categories.

Please keep density limits intact. While densities are currently also stated in the zoning categories, they are tied to individual parcels and not to the overall density of a group of parcels. If CPC wishes to remove them, they should be removed only for high-density residential and/or commercial FLUM categories where they largely become irrelevant.

3. Allow small multi-family residential in the Residential Low Density Pre War FLUM category

Because there are no residential density or square footage *maximums* currently established for the 1-2 family zoning classification, and land use map definitions are non-specific in terms of total number of units, densities for multi-family are restricted only by the size of the parcel (the number of units allowed is tied to the land area). Where large parcels exist or can be aggregated, this change would potentially allow much larger than five-unit multi-family structures to be erected in 1-2 family districts.

If CPC and Council wish to help establish small-family residential in 1-2 family districts, it should be developed as a zoning category in tandem with this request and the total square footage of the use should be restricted to no more than 5,000 square feet, total, on any given parcel.

Staff should consider restricting it to existing structures, as well, to reduce demolition pressure of deteriorated historic homes where demolition and new construction may be more expedient than saving the existing historic structure.

Encouraging preservation of the historic built environment—one of New Orleans' greatest economic and cultural assets—should always take precedence over expediency.

Mid-City, in particular, has already been given a significant amount of MUL, MUM and MUH FLUM in comparison with other neighborhoods within the city. These areas of Mid-City already include ample opportunity for additional multi-family and mixed use in areas already zoned for multi-family.

TEXT 14-16 (Councilmember Cantrell)

Allow small multi-family residential uses and reuse of commercial sites as commercial in the Residential Low Density Pre War FLUM category

Limit to **structures** with confirmed previous historic use only. Do not extend to vacant lots. If staff is not inclined to reject out of hand, recommend modification to exclude commercial – and to require the creation of a companion small-family residential zoning classification as outlined in the argument against Text 14-15.

Many parcels historic urban areas—and most in some such as Mid-City—have had historic use as non-residential prior to development of the residential neighborhood between 1900-1935. That could mean any lot - regardless of location or whether that commercial use existed after the establishment of the neighborhood as residential – could potentially be used for commercial.

The current FLUM already allows Neighborhood Commercial Establishments. Please keep this as is. It is already more intense than the previous CZO. Paired with the elimination of parking requirements there is an extreme parking shortage in our neighborhood.

TEXT 14-17 (Mayor)

1. Eliminate residential unit densities in all FLUM categories

Please keep density limits intact. If consistency is needed, add density limits where they are absent.

2. Allow storm water management / mitigation as a primary use in all FLUM categories

There is no need to allow storm water management / mitigation as a primary use, which could potentially allow large storm water mitigation uses in the middle of residential areas.

More appropriate would be expand the allowed uses on various existing classifications, such as Parkland/greenway, 1-2 family residential, etc. to allow use of property for specific mitigation activities *appropriate* to those uses. Also, City should focus on better enforcement of existing laws, such as the prohibition of paving in front yards. The City cannot pump or build its way out of its problems – we must encourage property owners, either through benefits for adherence or penalties for detrimental activities, to expand passive storm water mitigation on their properties.

At the very least, please amend the CZO to require a conditional use approval in any Pre-War residential and Historic Urban Low Density Mixed Use FLUM category.

3. Consider increasing allowable density and uses in areas of higher elevation and lower flood risk

This should not take precedent over scale, mass, form, height and continuity with character of our historic neighborhood.

4. *Incorporate built environment risk reduction and adaptation into the "Development Character" of all FLUM categories*

This should not take precedent over scale, mass, form, height and continuity with character of our historic neighborhood.

6. *Merge Mixed-Use Low Density and Mixed-Use Medium Density FLUM categories into new Mixed Use FLUM category –*

This change appears to be in support of a similar map change request. Mixed-Use Low Density and Mixed-Use Medium Density serve very different purposes and the two should not be merged.

TEXT 14-20 (City Planning Commission)

Revise FLUM categories to allow flexibility for adaptive reuse of historic structures.

Adaptive reuse is a sound practice, but allowing it by right for commercial use opens the way to too much commercial intensity in historic neighborhoods. Support additional flexibility to allow adaptive reuse of historic non-residential structures only for multi-family residential or institutional/government uses by right. Zoning can be defined so that commercial uses are conditional, and commercial uses can be defined in zoning, as well.

SUPPORT

TEXT 14-15 (Councilmember Williams)

2. Allow multi-family and mixed use in General Commercial districts

TEXT 14-08 (Louisiana Landmarks)

Strengthen the City's Public Realm and Urban Design

TEXT 14-09 (Louisiana Landmarks)

Residential Quality of Life

TEXT 14-22 (City Planning Commission)

Add text to further explain the "force of law".

The more this term can be clarified to eliminate the opportunity for personal opinions to intervene at Council level, the better.

SUPPORT WITH MODIFICATION

LAND USE CATEGORY CHANGES

Residential Low Density Pre-War

If changes are made, request modification as indicated below.

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow

for compatible infill development. Discourage the development of additional multifamily housing **or commercial** that is out of scale with existing character.

Range of Uses: New development generally limited to single, or two-family, or multifamily dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors.. and The preservation of existing multifamily buildings is also allowed. Businesses, and traditional corner stores, and mixed use may be allowed on sites where current or former commercial use is verified. Agricultural, storm water management, and supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily and ~~commercial~~ institutional/government uses may be allowed for certain existing historical institutional, commercial or other non-residential buildings. **Commercial uses may be allowed in areas adjacent to areas with a compatible land use, such as commercial or mixed-use medium density.**

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. ~~Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing.~~ Incorporate risk reduction and adaptation strategies in the built environment.

The language surrounding allowing higher densities for “significant public benefit,” should be removed. Affordable housing can and should be encouraged, wherever appropriate, by incentives, particularly for adaptive reuse of existing residential, commercial and industrial structures. However, it should not be used as an excuse to allow developers access to 1-2 family areas for high-density housing with no restrictions. Furthermore, the definition of “significant public benefit” is too vague. Multi-family is being added and the allowing of higher densities up to five units can be handled by zoning.

Maximum density of 24 units/acre. – **Leave in for this category, potentially with increase to 32 DU/A.**

✦
✦

Paul Cramer

From: CPCinfo
Sent: Tuesday, January 17, 2017 8:59 AM
To: Paul Cramer
Subject: FW: Master Plan amendment Proposal to Chapt. 7: Green Infrastructure: Parks, Open space and recreation / Natural resource Bayou St John

From: Jamie Hill [mailto:jamielhill@gmail.com]
Sent: Monday, January 16, 2017 10:46 PM
To: CPCinfo
Cc: dana@urbanconservancy.org; Ian Dreyer; Jack Monroe; peter.harnik@tpl.org; meredith@staylocal.org
Subject: Master Plan amendment Proposal to Chapt. 7: Green Infrastructure: Parks, Open space and recreation / Natural resource Bayou St John

January 16, 2017

Dear Madam/Sir of the City Planning Commission:

We are recommending through the process of amending the Master Plan, under Chapter 7: Green Infrastructure, that Bayou St John land use category be changed from "parkland or open space" to "natural resource".

Bayou St John is considered by many to be "parkland" and often suffers the same heavy public and permitted use that occurs in New Orleans' major city parks such as Audubon Park and City Park. As Bayou St. John's status is unclear to many (it is assumed to be an extension of City Park instead of a federal/state levee system with local maintenance), it is often subject to multi-day festivals, vehicular traffic loading, unloading and parking, and regular permitted events and festivals that denigrate the banks and compress the grounds and natural levees. This hinders Bayou St. John from performing its main function of storm and flooding protection (the Bayou St John levee consists of sediment deposited naturally alongside a river that acts to protect the adjoining land and buildings from inundation).

Our state and our city have environmentally sensitive land, levee systems and coastal areas that need to be preserved and protected from medium and high impact use and erosion caused by human activity in order to maintain their natural and beneficial state, while allowing them to enhance the City's water-storage capacity during storms. We recommend that like Bayou Bienvenue (listed as a natural resource), Bayou St John also be categorized as a "natural resource" so that the land use designation matches its primary purpose.

Our Master Plan and Charter require that we do whatever possible to preserve and protect environmentally sensitive land and coastal areas. We believe that defining Bayou St John properly as a natural resource will protect its main function in future, benefiting all New Orleans.

We need to ensure that Bayou St John is placed in a land use category that provides protection for environmentally sensitive and coastal land. In order to protect these environmentally sensitive areas, such as wetlands, levees and natural sources of flooding protection from adverse impacts of the citizenry, as well as to enhance the city's water-storage capacity during storms and increase protection against storm surges, we need to allow for enjoyment along the banks of the Bayou St John area, without allowing for commercial and other event use that would impact its primary mission--that of a levee protection system.

We can and do provide wonderful parkland and open spaces in our City that are appropriate for festivals and other events that involve large amounts of people, equipment, staging, delivery vehicles, tents, etc, in the city's public parks where the grounds and resources are available to handle the load and meet the mission of our wonderful city parks. It is our contention that as a coastal state and a coast city in the Gulf region, we need to do everything we can to conserve our region's natural resources that supply storm and flood protection, and that is the primary mission of our inner-city natural resource, Bayou St. John.

Open Space and Recreation NATURAL AREAS

Goal: Retain and preserve natural areas and wetlands resources for storm water storage, conservation, public enjoyment, and for protection of coastal resources.

Range of Uses: Open space and active recreation that do not have adverse impacts on wetlands and natural areas. (Other uses may be allowed with limited conditional permit and additional restoration requirements.) *Often festivals and events are held on Bayou St John during or after heavy rains, and this compacts the levee. No remediation or special, conditional permitting is required. No review of the impact of large events is required. If the grass is stripped or compacted into the mud in an area, it will have compaction damage that cannot be readily seen, but leaves the surrounding neighborhoods exposed to increased damage risk.*

Development Character: No structures except those necessary to support the principal use.

PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030, ADOPTED AUGUST 2010 [AS AMENDED THROUGH 2012] | 14.17 VOLUME 2 | CHAPTER 14 | LAND USE PLAN PARKLAND AND OPEN SPACE

Goal:

Provide areas for parks, recreational facilities and open space networks owned by public or semipublic entities while offering the opportunity to utilize such spaces for stormwater management measures.

Provide for natural resource protection for areas such as Bayou St John and Bayou Bienvenue to NOT be used in the same manner as parklands and open space, but keep their focus on storm and flooding protection.

Range of Uses:

Parks, playgrounds, recreation facilities and athletic fields; neutral grounds and passive open spaces, rain gardens, bioswales and other stormwater management measures.

Natural sources, such as Bayou St John, Bayou Biennu, would be limited; instead recreational uses, festivals, and other permitted events would be held in parklands such as City Park, Audubon Park, Lakefront area.

Development Character:

Ranges from programmatic parks and indoor and outdoor recreational areas to preserved open space, with the opportunity to provide for stormwater management measures.

Bayou St John would be defined as a natural resource, not parkland, which would protect the levees from compaction in order retain the full storm and flooding protection ability of the land. At the same time, regular enjoyment of residents, visitors, kayakers, joggers, would still be able to access and enjoy the natural beauty of the levee and the bayou.

Thank you for considering this change to the definition of Bayou St John (from parkland and open public space to natural resource).

Sincerely,

Jamie Hill and Lawrence Robinson
872 Taft Place
New Orleans, LA 70119
(504) 655-8135
jamielhill@gmail.com
larryr431@gmail.com

Attn: City Planning Commission

January 17, 2017

RE: Master Plan Amendments - Mid City (PD 4 & 5)

Dear Commissioners:

Please consider the following comments, amendment charts and maps related to the Master Plan.

Thank you,

Karen Ocker

TEXT AMENDMENT INPUT - MID CITY

Request Number	Applicant	Chapter	Subject	INPUT: PLEASE SEE ATTACHED COMMENTS
Text 14-06	Councilmember Cantrell - NOLA Parks for All	V. 2 Ch. 14	Natural areas, open space and recreation areas	Support Staff's recommendations
Text 14-08	Louisiana Landmarks Society	V. 2 Ch. 14	Strengthen the city's public realm and urban design	SUPPORT
Text 14-09	Louisiana Landmarks Society	V. 2 Ch. 14	Residential quality of life	SUPPORT
Text 14-12	Sherman Strategies	V. 2 Ch. 14	Description of Industrial Future Land Use Map category	OPPOSED
Text 14-13	Sherman Strategies	V. 2 Ch. 14	Reuse of vacant or underutilized industrial property	OPPOSED
Text 14-15	Councilmember Williams	V. 2 Ch. 14	1. Remove density limits from descriptions of all FLUM categories. 2. Allow multi-family and mixed use in the General Commercial FLUM category. 3. Allow small multi-family residential in the Residential Low Density Pre War FLUM category	Please see attached comments. 1. OPPOSED - Retain density limits in FLUM categories. 2. SUPPORT 3. OPPOSED - Proper way to effect change is a FLUM and/or zoning change where appropriate.
Text 14-16	Councilmember Cantrell	V. 2 Ch. 14	Allow small multi-family residential uses and reuse of commercial sites as commercial in the Residential Low Density Pre War FLUM category	Please see attached comments. OPPOSED - Limit to historic structures. Do not extend to vacant lots or "sites."
Text 14-17	Mayor's Office	V. 2 Ch. 14	1. Eliminate residential unit densities in all FLUM categories. 2. Allow stormwater management/mitigation as a primary use in all FLUM categories. 3. Consider increasing allowable density and uses in areas of higher elevation and lower flood risk. 4. Incorporate built environment risk reduction and adaptation into the "Development Character" of all FLUM categories. 5. Create new FLUM category: Residential Mixed Density Suburban. 6. Merge Mixed Use Low Density and Mixed Use Medium Density FLUM categories into new Mixed Use FLUM category. Include equity and resilience as considerations in the Land Use Plan Chapter	Please see attached comments. 1. OPPOSED - Retain density limits in FLUM categories. 2. OPPOSED - Not within Pre-War residential or Low Density Mixed Use FLUM categories. 3. OPPOSED - Should not take precedent over scale, mass, form, height or continuity of historic character of a neighborhood. 4. OPPOSED - Strengthen rather than weaken protections for historic character. 5. N/A to Mid City 6. OPPOSED - Can achieve through proper application for FLUM & zoning change
Text 14-18	Mayor's Office	V. 2 Ch. 14	Revise the Land Use Plan chapter to reflect current conditions	Please see attached comments.
Text 14-19	City Planning Commission	V. 2 Ch. 14	Revise FLUM categories to allow flexibility	SUPPORT
Text 14-20	City Planning Commission	V. 2 Ch. 14	Add the "Table Specifying Relationship Between Future Land Use Designations and Zoning Classifications" to the Master Plan	OPPOSED Please see attached comments. More comments will be added prior of Council consideration.
Text 14-21	City Planning Commission	V. 2 Ch. 14	Add text to further explain the "Force of Law" section	More comments will be added prior of Council consideration.
Text 14-22	City Planning Commission	V. 2 Ch. 14	Zoning and land use principles	SUPPORT
Text 14-23	Holy Cross Neighborhood Association	V. 2 Ch. 14		SUPPORT

Text 14-06 (Councilmember Cantrell) — SUPPORT STAFF RECOMMENDATION (Modified approval) but support dedication of banks of Bayou St. John from City Park to the Lafitte Greenway for more passive recreation with stricter limits on more intense recreational and entertainment uses (including temporary) that infringe upon the quality of life, health and safety of adjacent residential uses and quiet enjoyment of the bayou. The banks of the Bayou are in walking distance from City Park and the Greenway which provide dedicated festival grounds, athletic fields, and more active recreational and entertainment opportunities.

Text 14-10 (GNOWC) — SUPPORT within INSTITUTIONAL / OPPOSED within CEMETERY

First this raises archeological conflicts particularly in areas of Mid-City known for unmarked burials and increases likelihood that human remains to be disturbed. Additionally, cemeteries are historic scenic vistas which equate to tourism dollars for our neighborhood businesses which should be carefully protected as one of Mid-City's greatest historic and aesthetic assets. Additionally, there are court records which detail Louisiana Division of Archaeology concerns related to potential disturbance of pathogens where yellow fever victims have been buried in or near Mid-City's cemeteries. Finally there are strict federal limits to disturbance of unmarked burials such as those found in Mid-City. This is sacred ground. Please allow our loved one's and ancestors to rest in peace.

Text 14-12 (Sherman Strategies) — SUPPORT STAFF RECOMMENDATION to avoid health, safety and quality of life conflicts arising from residential uses within industrial areas. Please also note: In this instance staff underscores the proper mechanism to achieve these conversions of land use is through a Master Plan Future Land Use Map amendment (and subsequent zoning change) where appropriate rather than the requested blanket change. Please consider these best land use practices when considering other blanket changes for amendments to Residential Pre-War categories and should be applied evenly in considering all Master Plan changes, not just those by Sherman Strategies, and HousingNOLA's blanket amendment to change all MUL to MUM in Mid-City with little to no regard to what is actually on the ground, or the intense inappropriate commercial zoning it will allow and encourage. This should also be considered on a parcel by parcel basis where appropriate.

Text 14-15 (Councilmember Williams) 1. Remove Density Limits from all FLUM categories — OPPOSED

Please retain density limits within FLUM categories. If staff seeks consistency, then please add where these limits are missing. The density limits provided in FLUM for our neighborhood already exceed the actual density on the ground. The limits already allow more density than what exists in the surrounding area which is stated of one of the goals for this change.

Text 14-15 (Councilmember Williams) 2. Allow Multi-family in General Commercial FLUM — SUPPORT

Text 14-15 (Councilmember Williams) 3. Allow small multi-family residential in Residential Low Density Pre War FLUM Category — OPPOSED

Support for existing multi-family uses but not new multi-family. The proper mechanism and better land use practices to achieve this conversion is through a Master Plan Future Land Use Map amendment to Residential Pre-War medium where appropriate, not the blanket change requested which fails to consider what's actually on the ground. Mid-City was already given a disproportionate amount of MUL, MUM and MUH compared with any other New Orleans neighborhoods that fall under Historic Urban zoning (i.e. Uptown, Carrollton, etc.). These Mixed Use areas already include portions of our low density historic 1-2 family residential neighborhood. MCNO and Mid-City residents were told the Mixed Use designations would serve to avoid spot zoning and encourage exactly this type of smaller multi-family use. We have already recently made this change in Mid-City. Since that change was made the biggest trend we've seen, is more intense commercial uses with inadequate parking and luxury housing units. Mid-City already has ample mixed use land use to foster an increase in the number of housing units. With changes to the CZO through future legislation we might actually encourage affordable housing. This change in itself doesn't achieve that. Let's revisit this once we've run out of MUL, MUM and MUH in Mid-City and have supportive legislation to truly insure we address the affordable housing shortage.

Text 14-16 (Councilmember Cantrell) OPPOSED

Support for allowing small multi-family instead of commercial for former historic corner stores where historic commercial use has been verified. However, please retain limits to “structures”. Please do not extend to a “site” or vacant parcel. Historically much of Mid-City was commercial or industrial prior to development of a majority of our residential neighborhood (1900-1935). This may open the door to inappropriate and incompatible commercial uses. The language of the current Master Plan and new CZO already intensify residential neighborhoods beyond what was previously allowed under the former CZO by allowing Neighborhood Commercial Establishments with inadequate parking in an effort to preserve historic structures, eliminate spot zoning and nonconforming uses. There is no nonconforming use or historic character on a vacant parcel to consider. Please limit this to historic structures.

Text 14-17 (Mayor) 1. Eliminate density limit in all FLUM

Please retain density limits where included in FLUM categories. If staff seeks consistency in mixed use districts then density limits should be added where absent. The only thing in the CZO limiting density is lot size which does not adequately protect the character of our historic neighborhoods. Through planned development maximum bonuses the density allowed by right can essentially be doubled with little public benefit and without any regard to the overall Master Plan Goal of protecting character of historic pre-war neighborhoods.

Text 14-17 (Mayor) 2. Allow Stormwater Management/Mitigation in all FLUM districts — OPPOSED

to Stormwater Management/Mitigation as primary use within both historic Pre War residential FLUM and Cemeteries (also see comments for Text 14-06). Ideally it wouldn't be allowed by in MUL areas because for Mid-City that includes low density historic 1-2 family areas in contrast to many other Historic Urban zoned neighborhoods. If approved, the CZO should be amended to insure strict design, screening and landscaping regulations irregardless of zoning classification that are reflective of the character of adjacent parcels and the surrounding neighborhood.

Text 14-17 (Mayor) 3. Allow higher density in areas of higher elevation / lower flood risk — OPPOSED

Text 14-17 (Mayor) 4. Incorporate build environment risk reduction and adaptation into “Development Character”

Again, Mid-City, including areas of higher elevation already got a disproportionate amount of MUL, MUM and MUH through creation of the new CZO and current Master Plan. These changes should not take precedent over form, mass, height and continuity within historic Pre-War neighborhoods.

Text 14-17 (Mayor) 5. Creation of new Mixed Density Suburban FLUM category — OPPOSED

The proper mechanism and better land use practices to achieve this conversion is through a Master Plan Future Land Use Map amendment where appropriate as pointed out in staff's recommendation, not the blanket change requested which fails to consider what's actually on the ground or the impacts it may have on adjacent property.

Text 14-17 (Mayor) 6. Merge Mixed Use Low and Medium density categories into one —

OPPOSED / SUPPORT STAFF RECOMMENDATION of DENIAL

Text 14-20 (City Planning Commission) — Amend to allow more flexibility OPPOSED

Do not support staff's recommendations for Residential Low Density Pre War (*Please see attached on following page for detailed comments on Residential Low Density Pre War amendments*).

RESIDENTIAL LOW DENSITY PRE WAR

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single- or two-family or multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. ~~and~~ The preservation of existing multifamily buildings is also allowed.

Businesses, ~~and~~ traditional corner stores, and mixed use may be allowed ~~on sites~~ where current or former commercial use is verified. ~~Conversion to commercial use is also allowed for certain existing historical institutional, commercial or other non-residential use buildings.~~

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

Maximum density of 24 units/acre.

Limit to "structures". Opposed to extending the exception to "sites" / vacant lots.

Opposed to change within Pre War Residential FLUM categories

Opposed to further commercial encroachment in Pre War residential neighborhoods. Limit to conversion to multi-family.

ONLY IF and when the project provides a significant public benefit which specifically includes a meaningful percentage of long-term affordable units at or below 80%AMI. If not, let them build only to density allowed by right. The Zoning Ordinance and Chapter on Planned Developments doesn't require meaningful percentage of units be affordable and needs to be deleted or seriously amended and those changes should be made prior to this addition to the FLUM categories.

Retain density limits in all Pre War residential FLUM.

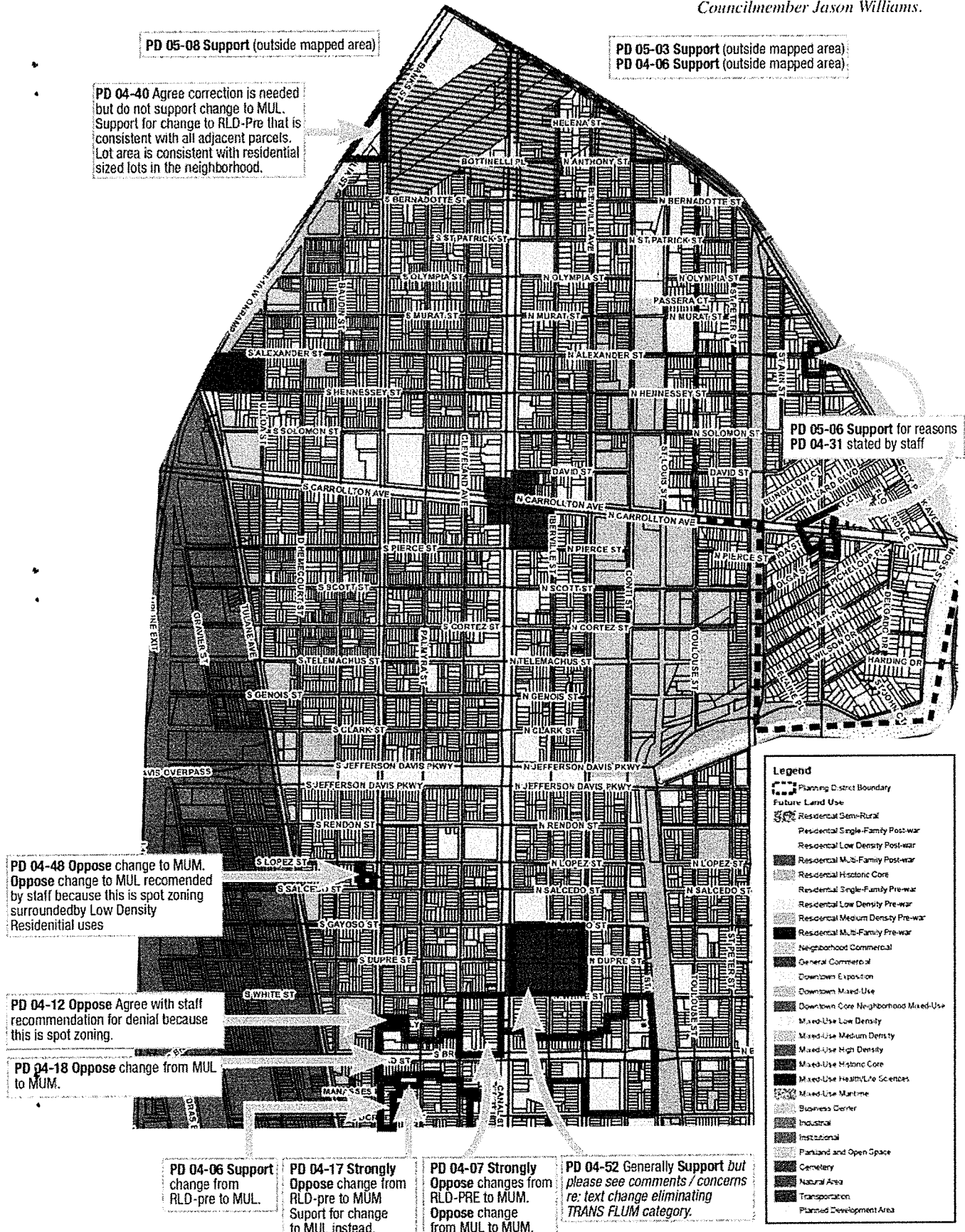
Mid-City Future Land Use Map Amendment Input — Planning Districts 4-5

Please also see attached for detailed comments and map related to each amendment and separate comment and maps on Housing Nola proposed amendments

PD-5 Map	Address	bounding streets	Existing Land Use	Proposed Land Use change	Applicant	STAFF RECOMMENDATION			COMMENTS / INPUT <i>Please see attached comments and map</i>		
						Approval	Modified Approval	Denial	Support	Modified Support	Opposed
PD-5-6	Multiple	City Park Ave, N. Hemmessy, St. Ann, N. Murat	NC - Neighborhood Commercial	MUL - Mixed Use Low Density	City Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PD-4-31	Multiple	Intersection N. Carrollton, and Dumaine	NC - Neighborhood Commercial	MUL - Mixed Use Low Density	City Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PD-5-6	Delgado	Navarre, City Park Ave, General Diaz, Marconi	OS - Open Space / Parkland	Institutional	City Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PD-5-3	5290 Canal Blvd	I-10, RR tracks, Canal Blvd, First Baptist	OS - Open Space / Parkland	RSF-Post - Residential Single Family Post War	City Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PD-5-8	2901 Canal	Ponchartrain Blvd, Metairie Rd, Hamilton	RSF-Post - Residential Single Family Post War	MUL - Mixed Use Low Density	Owner Initiated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PD-4-52	2901 Canal	Bienville, S White, Canal, N Gayoso (RTA)	TRAN - Transportation	Industrial	City Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PD-4-48	3100 Banks	S Salcedo, Lopez, Banks, Baudin	RLD-Pre - Residential Low Density Pre War	MUM - Mixed Use Medium Density	Owner initiated	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PD-4-40	501 S. Bernadotte	Baudin/Julia, S Bernadotte, I-10/RR tracks	OS - Open Space / Parkland	MUL - Mixed Use Low Density	City Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PD-4-7	Entire square 607	Canal, Broad, Cleveland, S White	MUL - Mixed Use Low Density RLD-Pre - Residential Low Density Pre War	MUM - Mixed Use Medium Density MUM - Mixed Use Medium Density	CM Cantrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PD-4-18	Multiple	S Galvez, Banks, N White, and Saint Louis	MUL - Mixed Use Low Density	MUM Mixed Use Medium Density	City Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PD-4-12	2739 Palmyra	Jane Place at Palmyra	RLD-Pre - Residential Low Density Pre-War	RMD-Pre - Residential Medium Density Pre-War	CM Cantrell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PD-4-6	Multiple	S Rocheblave, Broad, Banks, Palmyra.	RLD-Pre - Residential Low Density Pre-War	MUL Mixed Use Low Density	CM Cantrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PD-4-17	2644 Palmyra	Palmyra, S Broad, Banks, S Dorgenois	RLD-Pre Residential Low Density Pre-War	MUM - Mixed Use Medium Density	City Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Multiple	Nearly all MUL parcels in Mid-City	MUL - Mixed Use Low Density	MUM - Mixed Use Medium Density	CM Williams HousingNOLA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Mid-City Amendment Input — Planning Districts 4-5

See separate attachments related to HousingNOLA comments submitted by Councilmember Jason Williams.



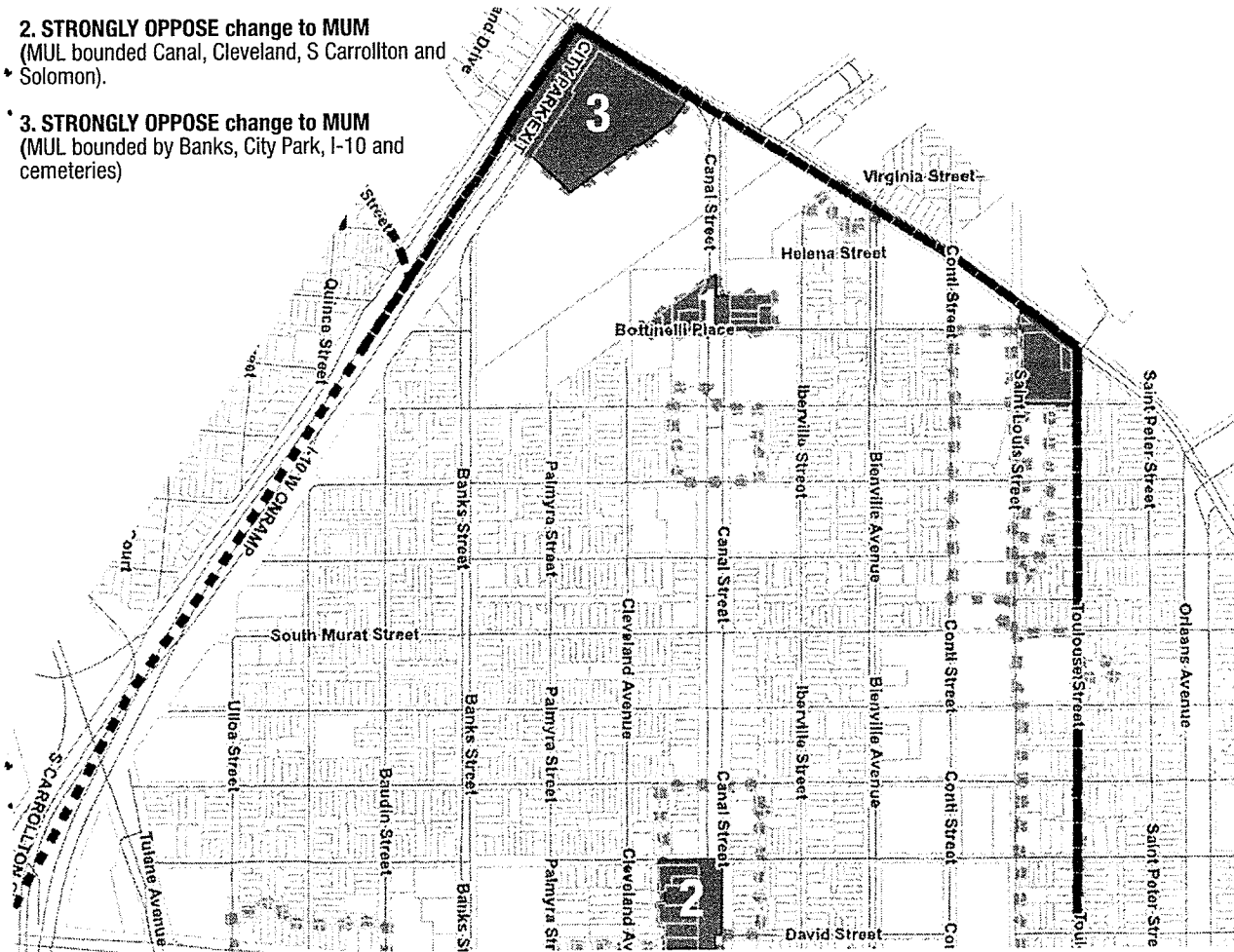
Please also see attached for more detailed comments related to map and text amendments.

HOUSINGNOLA / Council-At-Large Jason Williams Requested change from MUL to MUM in Mid-City Planning District 4 and 5

Please recommend **APPROVAL OF** staff's recommendations for the area bounded by David Street, City Park Ave, I-10 and Orleans Avenue with the exceptions noted on the map below.

Please also see detailed comments on all 3 included within

- 1. **STRONGLY OPPOSE** change to MUM
(MUL bounded by Cleveland, Iberville, N Anthony/
Bottinelli Pl. & cemeteries)
- 2. **STRONGLY OPPOSE** change to MUM
(MUL bounded Canal, Cleveland, S Carrollton and
Solomon).
- 3. **STRONGLY OPPOSE** change to MUM
(MUL bounded by Banks, City Park, I-10 and
cemeteries)



STAFF RECOMMENDATIONS Related to HousingNOLA's proposed changes from MUL to MUM (Mid-City Planning District 4 and 5)

Please note that due to time constraints these are just three recommendations that deserve comment. Additional details and input will be provided as this moves toward City Council consideration. This is a start.

1. STRONGLY OPPOSE change from MUL to MUM (MUL area bounded by Cleveland, Iberville, N Anthony/ Bottinelli Pl. & cemeteries). The change is unlikely to result in additional housing units or affordable housing. Property is already developed. During creation of the current Master Plan current owner of 8 of the 11 structures here specifically supported MUL rather than MUM which is part of the public record resulting in current land use. There are no underutilized or vacant parcels which might allow the area to be redeveloped without demo of architecturally significant historic structures. The area IS a successful mixed use development without the change with a healthy mix of commercial, multi-family and low density residential uses. No structures are greater than 3 stories (with one exception of 4 stories). Due to location in the middle of our historic cemeteries it is even more important to preserve the aesthetic scenic quality because this draws tourism dollars to Mid-City businesses. The existing development includes low density residential uses where more intense commercial use allowed by MUM zoning is neither appropriate or compatible. This is not a heavily commercialized area. In fact, the portion of Canal Street between City Park Ave and David Solomon is one of the last remaining historic low density residential stretches left on all of Canal Street and the neighborhood has worked for the past decade to protect that. No support for MUM on Canal from Carrollton to City Park Avenue.

2. STRONGLY OPPOSE change from MUL to MUM (MUL bounded by Cleveland, Canal, Carrollton and S Solomon) Support MUL as an appropriate transition to residential zoning and land use on Canal Street above Carrollton and the adjacent 1-2 family neighborhood. This area includes 4 structures under 3 stories in height and 1 four story structure. One is a single shotgun converted to a law office. 2 are nominated HDLC landmarks enjoying full HDLC protection which should be preserved rather than demolished to make way for redevelopment. They are all occupied with office uses and our new Mid-City library. During creation of the current Master Plan our neighborhood supported MUL here. Immediate neighbors oppose a change to MUM now. The neighborhood supports retention of our neighborhood library which provides a public benefit along public transportation. Public benefits such as a library are consistent with HousingNOAL recommendations and possible without any change. Because parking for some of these uses is accessible from a residential street in the rear (Cleveland), current MUL land use will help insure that future uses will not adversely impact low density residential on Cleveland Ave. C1 and MU-1 allowed by MUM land use are not appropriate for this location. 60 foot heights and five stories are also completely out of character with Canal Street development of adjacent residential property and uses.

3. STRONGLY OPPOSE change from MUL to MUM (MUL bounded Banks, City Park and Cemeteries). There must be an error or lack of awareness about what's on the ground. This is a cemetery property. While there would likely be support for demolition of the unfortunate looking 911 call center, a change to MUM won't result in the additional residential units or affordable housing here. The property has significant archeological (i.e. unmarked burials) and environmental issues (i.e. dumped from former pest control & potential for release of pathogens from yellow fever burials through any soil disturbance) as noted in court records related to FEMA reimbursements for construction of a 911 center after Katrina without required Section 106 review or permits. It's unclear whether federal law would allow further redevelopment of a cemetery with potential unmarked burials. Finally, there are two culturally and architecturally significant historic structures on the property as well as a National Register Historic Landmark underscoring the importance of why the proper mechanism to effect change is to actually consider what is on the ground (or underground in this case) along with the historic character near each FLUM change instead of indiscriminate blanket changes for any one particular FLUM category.

HousingNOLA / Councilmember Williams Amendment

Affordable Housing Goals—The mayor set a goal of creating 7,500 units by 2021. 2,000 affordable units were created within the first 10 months of 2016 without the requested changes. At a rate of 2,000 units within 10 months, the mayor's goal is reachable within 3.7 years (by 2019) far ahead of the 2021 deadline. An indiscriminate and dramatic blanket change in intensification from MUM to MUL appears to be unnecessary to achieve the Mayor's affordable housing goals. HousingNOLA provided no rationale or explanation of what necessitated this dramatic change or how it might actually insure affordable units at 80%AMI or below.

In communication with Council Staff, it was recently explained HousingNOLA's "*proposed changes are to create more density in all building, not just affordable units.*" However, according to the Director of policy for the New Orleans Fair Housing Action Network, "*This isn't a crisis of housing production. There are cranes in the sky. Our business is booming, our housing production business is booming*" "*This is really a crisis of affordability*". These changes fail to promise affordability and it seems are not actually intended to achieve it.

According to the HousingNOLA Report, Policy Recommendations include: Transit Oriented Development; Coordination between housing developers, RTA and the City to position more transit opportunities near affordable housing; Reduce Blight and Vacancy; Promote Partnerships between housing developers and community service providers to promote programs beyond housing. Requested change to MUM appears unnecessary to achieve goals within Mid-City.

Transit Oriented Development in Mid City—Mid City land use and zoning is already sufficient to accomplish this goal. Mid-City already has a disproportionate share of MUL, MUM, and MUH beyond that designated in any other neighborhood with Historic Urban zoning. Mid City's current mixed use land use already provides ample opportunity for both small and large multi-family housing opportunities desired by the applicant while balancing healthy transitions between intensities, quality of life issues and preservation goals. Mid-City's MUL includes portions of our 1-2 family neighborhood which allows for smaller multi-family. Large swaths of MUM and MUH closer to downtown, jobs and major bus routes and along the targeted Lafitte Greenway already provide ample opportunity for larger multi-family development. MUM is too intense for MUL areas that are made up of double-shotguns and 1-2 family uses. HousingNOLA recently indicated they seek a range of housing choices including small multi family uses. MUL is the best way to achieve smaller development. Eliminating MUL in areas made up of historic residences appears to actually reduce likelihood for smaller multi-family and a healthy mix of housing options within residential communities.

Coordination between housing developers City & RTA, positioning transit opportunities near affordable housing—Support for such coordination to insure equitable transportation opportunities for all New Orleans neighborhoods. According to Ride New Orleans, only 35 percent of public transportation is what it was before Katrina if you don't count largely inefficient tourist targeted streetcars. It seems better to prioritize restoration of transportation services in all communities where the greatest housing cost burden and need lies, or where affordable housing exists rather than relocating and displacing families outside their established communities along inefficient tourist targeted streetcars. By condensing funding and focus to one area, many communities of color and lower income neighborhoods are being left out of transportation and development opportunities.

The Data Center, reports only 9% of Orleans uses actually uses public transportation to get to work (down from 13% pre-Katrina) and only 27% of households do not have access to a vehicle (the percentage does not distinguish whether that 27% includes those who have no vehicle by choice living in walkable downtown neighborhoods). If only 9% of our citizens rely on public transportation to get to work, does such an extreme and sweeping change from MUL to MUM throughout Mid-City necessary or justified?

Blight and Vacancy— The change from MUL to MUM at least in Mid-City fails to target vacant or underutilized property. In 2016, WWNO reported that Andreanecia Morris, the Executive Director of HousingNOLA as stating there is enough housing for everyone here. “We could have an over supply. If vacancy rate was addressed, if vacant lots were brought online, we’d have an abundance of property.” The requested changes for Mid City from MUL to MUM include few vacant or underutilized properties and fail to consider that the majority are occupied and fully developed already. Let’s prioritize affordable housing incentives for vacant or blighted properties that are already consistent with the existing character of historic communities in which people live and incentives that return of blighted property to commerce to address shortage of affordable housing. <http://wwno.org/post/listening-post-asks-how-affordable-your-housing>)

We know the correct method of effecting land use changes that insure respect and balance which protects character of pre-war historic neighborhoods, adjacent uses and quality of life for residents, is by working together to identify appropriate locations or vacant or underutilized parcels where appropriate, not an indiscriminate blanket change.

Will the change encourage more residential units? It doesn’t appear that way. The most intense allowable zoning in current MUL actually allows more units than the proposed MUM. For example, HU-MU (allowed in MUL) allows 1 unit per 800sf of lot area. MU-1 zoning allowed in proposed MUM only allows 1 per 1,000sf of lot area. A change to MUM does not promote more units. What this change encourages is more commercial, not more residential units. It makes it much easier to achieve a zoning change to C1 or MU-1 even within areas of MUL that are 1-2 family use and double shotguns. It encourages more intense and permissive commercial uses, unlimited size for commercial uses which are currently capped at 5,000sf (or 10,000sf through conditional use approval). It encourages demolition of historic low density development on the ground for bigger buildings. It encourages development completely out of character with historic development of Mid-City including 60 foot heights and five stories where it is currently appropriately capped at 40’ and no more than 3 stories even on major streets like Carrollton and Canal. It encourages auto-driven destination uses within or on the edge of of Mid City’s low density residential neighborhoods.

HousingNOLA indicated they did not believe that these changes would change the appearance or character of our historic Mid City neighborhood and that a change would not change regulations governing height and character of areas where MUL to MUM is proposed. We know that by changing the allowable zoning through a land use change is the first and crucial step to changing those bulk, height, density and design regulations and altering development character of our neighborhood. We also know that where CPC staff finds a subsequent proposal to be consistent with the Master Plan, it is much more likely to approve a proposal increasing chances for approval, and this change paired with text changes is that first step. It is one that should be done properly on a location by location basis with consideration of what’s on the ground. It is ultimately the underlying land use which determines allowable zoning and in effect the allowable height, bulk, mass and design of development. The two must be considered hand in hand. *Please see chart of Land Use categories and the zoning classifications they allow at the end of this submission.*

Support FLUM designation which relies on careful consideration of all factors in creation of current FLUM over reliance on discretion of future Council decisions which can inevitably disregard sound zoning practice, the character of neighborhoods, and/or recommendations by Staff and the Commission and neighborhood input.

According to HousingNOLA’s website their study is largely backed by developers and both for profit and non-profit development corporations. While we understand a developers desire for less restrictive land use and zoning we must object to these changes and look with doubt at throwing away the current land use and Master Plan so carefully constructed through years of intensive community input and consideration of what is actually on the ground. Please reject the proposed changes and let’s begin a real “community driven” conversation about how we can all encourage a range of affordable rental and ownership options within each of our neighborhoods.

FUTURE LAND USE POTENTIAL ZONING	Mixed Use Low Density (MUL)					Mixed Use Medium Density (MUM)			
	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	
	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	Low Density Residential Pre War (RLD-Pre)	
HEIGHT MAXIMUM	35'	35'	40' (max. 3 stories)	40' (max. 3 stories)	40' (max. 3 stories)	40' (max. 3 stories)	40' (max. 3 stories)	40' (max. 3 stories)	
MINIMUM LOT AREA (density based on size of lot area)	SF: 2,250sf/du. ZF: 1,800sf/du. Townhouse: 2,000sf/du. Multi: 2,000sf/du. Non-Residential: 10,000sf	SF: 3,000sf/du. ZF: 1,700sf/du. MF: 1,250sf/du. Townhouse: 2,000sf/du. Non-Residential: 10,000sf	SF: 1,500sf/du. ZF: 1,200sf/du. MF: 1,000sf/du. Townhouse: 2,000sf/du. Non-Residential: 10,000sf	SF: 1,500sf/du. ZF: 1,200sf/du. MF: 1,000sf/du. Townhouse: 2,000sf/du. Non-Residential: 10,000sf	SF: 1,500sf/du. ZF: 1,200sf/du. MF: 1,000sf/du. Townhouse: 2,000sf/du. Non-Residential: 10,000sf	SF: 1,500sf/du. ZF: 1,200sf/du. MF: 1,000sf/du. Townhouse: 2,000sf/du. Non-Residential: 10,000sf	SF: 1,500sf/du. ZF: 1,200sf/du. MF: 1,000sf/du. Townhouse: 2,000sf/du. Non-Residential: 10,000sf	SF: 1,500sf/du. ZF: 1,200sf/du. MF: 1,000sf/du. Townhouse: 2,000sf/du. Non-Residential: 10,000sf	SF: 1,500sf/du. ZF: 1,200sf/du. MF: 1,000sf/du. Townhouse: 2,000sf/du. Non-Residential: 10,000sf
MINIMUM LOT AREA + CONDITIONAL USE / PLANNED DEVELOPMENT APPROVAL	SF: 2,250sf/du, ZF: 1,700sf/du. MF: 800sf/du Multi appears limited to adaptation of existing historic structures	SF: 3,000sf/du, ZF: 1,700sf/du, MF: 600sf/du	SF: 1,500sf/du, ZF: 1,000sf/du, MF: 800sf/du	SF: 1,500sf/du, ZF: 1,000sf/du, MF: 800sf/du	SF: 1,500sf/du, ZF: 1,000sf/du, MF: 800sf/du	SF: 1,500sf/du, ZF: 1,000sf/du, MF: 800sf/du	SF: 1,500sf/du, ZF: 1,000sf/du, MF: 800sf/du	SF: 1,500sf/du, ZF: 1,000sf/du, MF: 800sf/du	
MINIMUM LOT AREA + CONDITIONAL USE / PLANNED DEVELOPMENT + MAXIMUM DENSITY BONUS	SF: 1,575sf/du, ZF: 1,190sf/du, MF: 950sf/du	SF: 2,100sf/du, ZF: 1,190sf/du, MF: 720sf/du	SF: 1,050sf/du, ZF: 700sf/du, MF: 500sf/du	SF: 1,050sf/du, ZF: 700sf/du, MF: 500sf/du	SF: 1,050sf/du, ZF: 700sf/du, MF: 500sf/du	SF: 1,050sf/du, ZF: 700sf/du, MF: 500sf/du	SF: 1,050sf/du, ZF: 700sf/du, MF: 500sf/du	SF: 1,050sf/du, ZF: 700sf/du, MF: 500sf/du	
TOTAL MAXIMUM COMMERCIAL FLOOR AREA	Neighborhood Commercial: 3,000 through Conditional Use approval	Neighborhood Commercial: 3,000 with Conditional Use approval	Neighborhood Commercial: 3,000 with Conditional Use approval	Neighborhood Commercial: 3,000 with Conditional Use approval	Neighborhood Commercial: 3,000 with Conditional Use approval	Neighborhood Commercial: 3,000 with Conditional Use approval	Neighborhood Commercial: 3,000 with Conditional Use approval	Neighborhood Commercial: 3,000 with Conditional Use approval	
PARKING SF EXEMPTIONS Commercial Use	3,000SF Neighborhood Commercial	3,000SF Neighborhood Commercial	First 5,000sf exempt. On Street spaces counted.	First 5,000sf exempt. On Street spaces counted.	First 5,000sf exempt. On Street spaces counted.	First 5,000sf exempt. On Street spaces counted.	First 5,000sf exempt. On Street spaces counted.	First 5,000sf On street spaces counted.	

This is intended only for illustrative purposes and does not include all regulations, zoning districts or potential scenarios. Please check against C20 and Master Plan for inaccuracies. Text amendments related to the Future Land Use definitions (goals, range of uses and character) are not considered. Please see text amendments. Please check C20 appendix and CPC staff text amendment (consistency table) for a list of compatible zoning classifications for each land use designation and also proposed regulations for short term rentals that have not been added to C20 yet.

Paul Cramer

From: CPCinfo
Sent: Monday, January 23, 2017 8:25 AM
To: Paul Cramer
Subject: FW: Master Plan

From: Lesley Blair Paine [<mailto:lesleyp26@gmail.com>]
Sent: Sunday, January 22, 2017 9:10 PM
To: CPCinfo
Cc: keithhardie@yahoo.com
Subject: Master Plan

I strongly support the Master Plan amendments proposed by Parks for All. Green space is a critical public resource, and it is reasonable to require additional checks and balances before such green space can be converted to intensive and commercial uses.

We need land use categories that will allow us to map out green spaces and require zoning changes to prevent the loss of such space.

Please, end development by surprise. As a working mother, it is hard for me to keep up. Entities controlling park space need master plans developed with public input.

The lack of a unified park system results in inequitable distribution of resources. Inefficiency and duplication of services. NORD, Parks and Parkways, Audubon Commission, and City Park Improvement, at the least, need to meet on a regular basis and coordinate activities.

Thank you for listening.

Peace, Lesley Paine

For the Paine family Fly Lovers

Paul Cramer

From: Bill Ives <iveswilliam@comcast.net>
Sent: Monday, January 23, 2017 9:23 AM
To: CPCinfo
Cc: Mayor Mitchell J. Landrieu; Susan G. Guidry
Subject: Master Plan Amendments.
Attachments: Parks for All Proposed Master Plan Amendments.pdf; ATT00001.htm

Dear Planning Commission.

I am a resident of New Orleans and a supporter of promoting green space in our city. I think it is reasonable to have checks and balances in place to govern any changes that impact green space. With this in mind my wife, Cindy Morse and I, want to register my support for the Parks for All Proposal attached to this email. In addition, New Orleans, unlike most other cities, does not have a unified Parks and Recreation system. In New Orleans, responsibility for parks and recreation is split between a number of groups: NORD, Parks and Parkways, Audubon Commission and City Park Improvement Association. The lack of a unified system results in duplication of services, inequitable distribution of resources, and general inefficiencies. All of these organizations should be required to meet on a regular basis to coordinate their activities. We also need land use categories that will allow us to map out open green space so that conversion of such spaces to intensive or commercial uses will require map changes. Alternatively, zoning categories could be created that would allow us to map public green space and require zoning changes to prevent the loss of such space.

Paul Cramer

From: adrienne petrosini <adrienne_pet@yahoo.com>
Sent: Monday, January 23, 2017 9:44 AM
To: CPCinfo
Subject: Parks For All Amendment

Dear Mr. Rivers,

I am writing in strong support of the Parks for All Amendment to the Master Plan. If the intent of the Master Plan is a long term vision for our parks, a closer look has to be taken into the Audubon Commission.

The Audubon Commission "has specific authority to approve and control design and development of its projects. All monies from bond or tax revenues, approved by the voters of New Orleans for the Audubon Commission, are administered by the Commission."

The only requirement set forth in 1914 to be a member of the Commission is that they be a Registered voter in Orleans Parish. In practice, the Commission members, appointed by the Mayor, are generous donors to the Park and to Audubon Institute. They are the one percent of New Orleans society. There are no urban planners, biologists, environmentalists, landscape architects, preservationist, teachers, university staff on the Commission. There is no neighborhood or community representation.

There is no real oversight of the Commission. According to the Audubon Commission manual, members are to be removed after missing two meetings. There are several members of the Commission who have never attended a meeting and are asked to serve again. Many have missed more than two meetings and continue to serve. (A list of these members can be provided).

Over the past twenty years, decisions of the Commission, have eroded the available green space in Audubon Park to unsuccessful commercial ventures, including a "restaurant" and a golf course expansion that is used by a handful of people.

The Commission is charged with the care of the Park. For over a year, the bathroom on the Fly next to the children's playground has been in unhygienic condition. Responding to public protests, the Commission put two portolettes in place and said repairs or renovations would begin in six months. We are still waiting. Pictures are attached.

After the Fly controversy, the Audubon Commission, began a conversation with the community to develop a public notification and input process. Abruptly, after months of talks, the Commission halted that process. The Audubon Commission is meant to oversee the activities of the Audubon Nature Institute. In practice, Ron Forman, the President of the Institute, presents all projects, policies, and developments to the Commission. There is no discussion at these meetings. Members simply rubber stamp Mr. Forman's agenda. It is his empire. This was not the intent of the 1914 legislation.

Like all of humans, Mr. Forman is mortal. If he resigns or for, some reason cannot serve (I believe he is near or over seventy years old) what happens then? What is the future of our beloved Audubon Park?

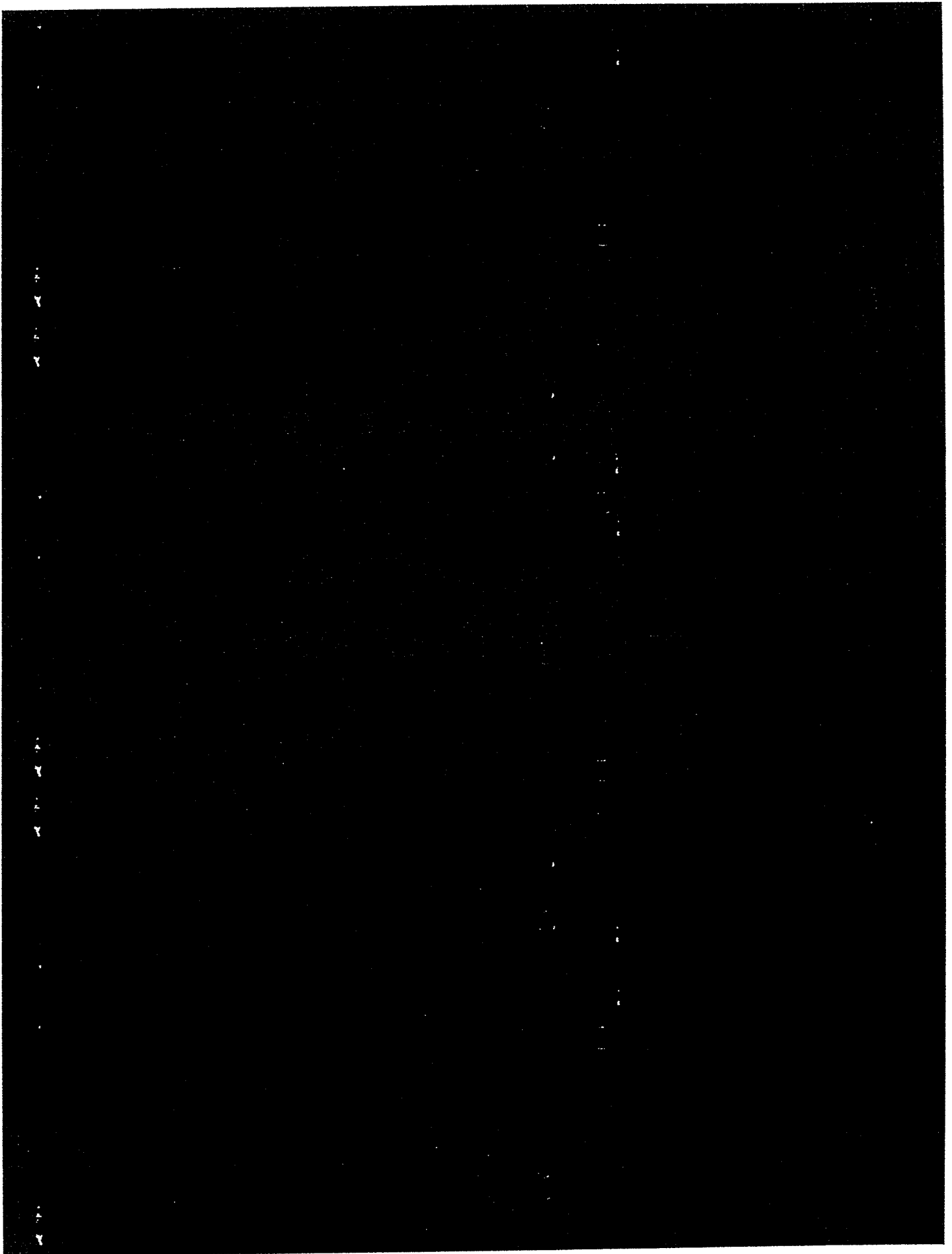
The current model of park governance, which depends so much on one man and precludes public input and participation, is not sustainable in the future. To protect our parks, in light of all eventualities, some form of cooperative oversight and collaboration with the City Council and City Planning regarding zoning, land map designations, commercial development restrictions and public input is critical.

The Parks for All Amendment looks to the future by addressing the need for collaboration, oversight, and public input in preserving our parks. I hope the City Council looks to the future as it proceeds forward and puts in place a plan that incorporates the best elements of park planning and does not bow to the wishes of an idiosyncratic anachronism.

Sincerely,
Adrienne Petrosini
2308 Joseph St.









Paul Cramer

From: Shaun Duncan <ssduncan@me.com>
Sent: Monday, January 23, 2017 11:01 AM
To: CPCinfo
Cc: Laura B. Bryan; T. Gordon McLeod
Subject: Master Plan Amendments

To the City Planning Commission:

I write in support of the amendments to the Master Plan proposed by Parks For All, for the following reasons:

Green space is a vital and irreplaceable public resource. It is therefore reasonable, and, in fact, essential, to require additional checks and balances on its use, such as following the conditional use process before such green space can be converted to other uses, particularly when transformed to intensive and commercial uses.

New Orleans is one of the 3% of cities in the country that does not have a unified Parks and Recreation system. Lacking a unified system, responsibility for parks and recreation has been balkanized into various groups, being NORD, Parks and Parkways, Audubon Commission and City Park Improvement Association. This results in duplication of services, inequitable distribution of resources, and general inefficiencies. All of these organizations should be required to meet on a regular basis to coordinate their activities.

We need land use categories that will allow us to map out open green space so that conversion of such spaces to intensive or commercial uses will require map changes. Alternatively, zoning categories could be created that would allow us to map public green space and require zoning changes to prevent the loss of such space.

The City's Master Plan should require that entities controlling parkland, green space and land used for recreational purposes have their own master plans so that we can end the process of inappropriate development and privatization of public land which has plagued our park systems. If, as the park entities claim, they already have master plans, what is the harm in making those master plans a requirement in the City's Master Plan and in the Capital Improvement Plan process?

Thank you for your consideration of these matters that are crucial to the well-being of park and open space governance and stewardship.

Shaun Duncan

Shaun Saer Duncan, Hon. ASLA
2709 Camp Street
New Orleans, Louisiana 70130

Paul Cramer

From: Denise Holmes <dhvermont@gmail.com>
Sent: Monday, January 23, 2017 11:47 AM
To: CPCinfo
Subject: Controlling development of Nola Parks and Greenspace

Having studied the Master Plan amendments proposed by Parks for All, I wholeheartedly support them. Let me cite just a few reasons:

I have lived my life in urban areas around the country where green space is valued - and carefully considered in all aspects of planning and development. This requires a unified governmental approach to insure efficiency and due consideration of all competing factors. ONE AGENCY devoted to its parks and green space. Period. This is the tried and true approach that works in many cities around the country.

Again, based on the successes of so many urban areas, I support the need for land use categories to monitor competing interests and to maintain carefully considered mapping of open green space. The Parks for All proposals should be carefully considered. They offer wise approaches.

"Development by surprise" is not unique to New Orleans, but other cities' catastrophes with insufficient master plans (and, by contrast, the cities where master plans are effective) should provide ample data that we must end this assault on our park systems. What is the argument against the requirement that all entities controlling land use for recreation purposes must develop and share their master plans?

I choose to live in New Orleans after living in various cities around the country. I love it here. But it confounds me to see over and over that "how we do things down here" goes unexamined. Just because it's "our way" is no excuse for blinders to improvement.

Please acknowledge receipt of my email. Thank you for what I hope is your thoughtful attention.

--
Denise Holmes
5507 Chestnut St,
New Orleans, LA 70115
617-548-9875

Paul Cramer

From: Nathan Schwam <nathan@nathanschwam.com>
Sent: Monday, January 23, 2017 1:06 PM
To: CPCinfo
Subject: New Orleans Master Plan - Amendment Comments
Attachments: Parks for All Proposed Master Plan Amendments.pdf

With regard to amendments to the Master Plan which concern development in parks and the need for checks and balances to protect public green space, I strongly support the Master Plan amendments proposed by Parks for All (see attached).

Protecting the green space of New Orleans is too important to not require additional checks and balances on the various quasi-public entities that are supposed to manage these spaces for the public good. This is true especially when there is a desire by the managers of the green space to convert green space into a built environment and/or commercial use.

There is a record of current and previous managers of public green spaces changing use with little public notice and without coordination of how green space is being managed overall in the city of New Orleans. The Parks for All amendment creates a structure that benefits the citizen/taxpayer as well as all the entities that have stewardship over these areas.

Nathan Schwam
7617 Hickory St.
New Orleans LA 70118
504-866-4102
310-486-8020
Nathan@nathanschwam.com

Paul Cramer

From: Cheri Babich <cheribabich@icloud.com>
Sent: Monday, January 23, 2017 1:12 PM
To: CPCinfo
Subject: Parks master plan

Hello,

I am very concerned that we keep the green space we have in our parks for the use of all the people of our city. We need cooperation and coordination with all the parks and a great deal of oversight from the public. Thank you, Cheryl Babich, New Orleans

Sent from my iPad

Paul Cramer

From: Margaret Sheehan <maggiesheehan@kw.com>
Sent: Monday, January 23, 2017 2:14 PM
To: CPCinfo
Subject: Master Plan Amendments of Parks for All

To the Planning Commission:

I support the Master Plan amendments proposed by Parks for All. Green space is an important public resource and it is reasonable to require checks and balances, such as the conditional use process, before such green space can be converted to other uses, particularly to intensive and commercial uses.

New Orleans does not have a unified Parks and Recreation system. In New Orleans, responsibility for parks and recreation is balkanized into a number of groups: NORD, Parks and Parkways, Audubon Commission and City Park Improvement Association. The lack of a unified system results in duplication of services, inequitable distribution of resources, and general inefficiencies. All of these organizations should be required to meet on a regular basis to coordinate their activities.

We need land use categories that will allow us to map out open green space so that conversion of such spaces to intensive or commercial uses will require map changes. Alternatively, zoning categories could be created that would allow us to map public green space and require zoning changes to prevent the loss of such space.

These parks were designed and intended as natural settings in an urban area. City Park is being far too overdeveloped as it is and Audubon Park is too small to support any more development.

I am a New Orleans native and have been an avid proponent of Audubon Park and City Park. I grew up near and currently live at and utilize Audubon Park daily. I am a taxpayer and I vote.

Thank you for your time.

Maggie Sheehan
Keller Williams Realty New Orleans*
8601 Leake Ave.
New Orleans, LA 70118
Office: (504) 862-0100
Fax: (504) 862-0102
Cell: (504) 564-8615
maggiesheehan@kw.com

*Each office independently owned & operated. Broker and agent licensed in the state of Louisiana.

Paul Cramer

From: Fisher, Carrie G <cgfisher@tulane.edu>
Sent: Monday, January 23, 2017 2:48 PM
To: CPCinfo
Cc: lesleyp26@gmail.com
Subject: Support the Master Plan proposed by Parks for All

I second the sentiments of a friend Lesley Payne. I strongly support the Master Plan amendments proposed by Parks for All. Please excuse my use of her words, they sum up exactly what I want to say.

Green space is a critical public resource, and it is reasonable to require additional checks and balances before such green space can be converted to intensive and commercial uses.

We need land use categories that will allow us to map out green spaces and require zoning changes to prevent the loss of such space.

Please, end development by surprise. As a working mother, it is hard for me to keep up. Entities controlling park space need master plans developed with public input.

The lack of a unified park system results in inequitable distribution of resources. Inefficiency and duplication of services. NORD, Parks and Parkways, Audubon Commission, and City Park Improvement, at the least, need to meet on a regular basis and coordinate activities.

Thank you,
Carrie Fisher
8416 Pritchard Place
New Orleans, LA 70118

Paul Cramer

From: E Landis <emlandis2002@yahoo.com>
Sent: Monday, January 23, 2017 3:11 PM
To: CPCinfo
Subject: Protect Open Public spaces

Please do everything possible to protect public spaces from development.

When the public became aware of the plans to expand the soccer fields on the Fly, there was an understandable outcry. These undeveloped spaces are rare, especially along the river. To limit the opportunity for all who would seek an open, natural space experience so that more games can be scheduled for a limited number is just not right.

Because the Audubon Board would have happily slipped this development through, there is obviously great need for oversight so that this type of development cannot happen without public comment.

The Trust for Public Lands has ample research showing the importance for open public spaces. Please protect the limited open spaces that we have in Nw Orleans from the threat of commercial development.

Sincerely,
Elizabeth M. Landis
1730 Palmer Avenue
New Orleans, 70118

Paul Cramer

From: Maura Sylvester <maurasylvester222@gmail.com>
Sent: Monday, January 23, 2017 3:29 PM
To: CPCinfo
Subject: Protecting and increasing public green space via the Master Plan

My name is Maura Sylvester and I live in uptown New Orleans. I use both Audubon Park and our beloved City Park on a weekly basis. I support the Master Plan Amendments of Parks for All.

Our limited green space is vital. It is our ultimate public resource and should be protected from conversion to intensive and/or commercial uses without the checks and balances required by open and thorough review and discussion by the public.

I would ask that land use categories be allowed to map out open green space. The conversion of any said space to intensive and/or commercial space would require a map change. If not that, then the use of zoning categories that would allow the mapping of public green spaces that would require zoning changes (and hence public input) before loss to commercial interests not necessarily in the public's interest. If we learned nothing from the fiasco of the soccer field development issue at the Butterfly, it is that the public wants to be actively involved in decisions regarding our green spaces. A small group of individuals should not determine our parks' future.

A unified Park and Recreation system would be a wonderful opportunity for our city to address what is currently a hodgepodge distribution of services/financial resources/inefficiencies in regard to our limited green spaces.

Thank you,

Maura Sylvester
1009 Joseph Street
New Orleans, LA 70115

Paul Cramer

From: Rebecca King <ravynmoonshine@yahoo.com>
Sent: Monday, January 23, 2017 4:23 PM
To: CPCinfo
Subject: CPC Master Plan

Hello,

I am writing to voice my support for the master plan amendments proposed by Parks for all. Green space is invaluable for people of all economic classes. It offers education opportunities, nature and wildlife appreciation, peace and quiet for need breaks away from the bustle of the city, and recreation. Citizens of all income levels should be able to enjoy these things. Privatizing and dividing up our public parks into fee areas is not in the interest of the public. By reducing the amount of green space, the density of available green space increases, and in turn disrupts wildlife and reduces one's ability to find that spot to get away and relieve stress. The City's Master Plan should require that entities controlling parkland, green space and land used for recreational purposes have their own master plans so that we can end the process of "development by surprise" which has plagued our park systems. If, as the park entities claim, they already have master plans, what is the harm in making those master plans a requirement in the City's Master Plan and in the Capital Improvement Plan process? This will help to facilitate public input. Thanks for your time

Sincerely
Rebecca King

Paul Cramer

From: Lane, Christopher P <clane1@tulane.edu>
Sent: Monday, January 23, 2017 4:47 PM
To: CPCinfo
Subject: Comment for Master Plan Meeting

To The City Planning Commission and Executive Director Robert Rivers:

As President of City Park for Everyone Coalition, I would like to add a comment to your public record that represents our hundreds of members and officers. These are comments concerning the proposed "Green Infrastructure: Parks, Open Space and Recreation". The City Park for Everyone Coalition (CPEC) is an organization of citizens that formed in response to what we felt were abuses of power and process by the leadership of City Park. We are a registered non-profit, recognized by the state of Louisiana.

CPEC supports the Master Plan amendments proposed by Parks for All, and commend their leadership on issues surrounding green space in New Orleans. While it is a lovely city, New Orleans is a dense city that can be stressful to the mind and body. Green space is a valuable asset of the city and it should be protected as much as possible, and expanded where possible. There is a great wealth of scientific research that shows that access to green space increases health and human development. Children who have access to parks are more likely to grow up to be successful and become contributing citizens. Citizens who have access to green space have better health outcomes, lowering the likelihood that they will need expensive healthcare, or other social services. Green space is an important public resource and it is reasonable to require additional checks and balances, such as the conditional use process, before such green space can be converted to other uses, particularly to intensive and commercial uses.

New Orleans, unlike most other cities, does not have a unified Parks and Recreation system. In New Orleans, responsibility for parks and recreation is balkanized into a number of groups: NORD, Parks and Parkways, Audubon Commission and City Park Improvement Association. The lack of a unified system results in duplication of services, inequitable distribution of resources, and general inefficiencies. All of these organizations should be required to meet on a regular basis to coordinate their activities.

We need land use categories that will allow us to map out open green space so that conversion of such spaces to intensive or commercial uses will require map changes. Alternatively, zoning categories could be created that would allow us to map public green space and require zoning changes to prevent the loss of such space. As things stand now, there is very little to stop the overdevelopment of our parks and the loss of green space.

The City's Master Plan should require that entities controlling parkland, green space and land used for recreational purposes have their own master plans so that we can end the process of "development by surprise" which has plagued our park systems. If, as the park entities claim, they already have master plans, what is the harm in making those master plans a requirement in the City's Master Plan and in the Capital Improvement Plan process?

In the last two years there have been bitter protests to development in both Audubon and City Parks. The actions taken by the leadership of both parks shows that they need public accountability. There is not a single elected individual responsible to the public that governs either park. Recent unethical behavior by officials in both parks has shown that they have a blatant disregard for the public accountability, even when the scandals they cause are so severe that they become the source of repeated newspaper and television articles. New Orleans needs an elected official, like a Parks Commissioner, who will be accountable to the public and can control the wanton disregard for ethical and procedural standards that have caused so much conflict and outrage among our citizenry. We ask that this Commission call upon City Council to set about the process of creating such a publicly elected office to oversee all of our parks.

Thank you for the opportunity to make this comment on behalf of so many citizens of New Orleans.

Sincerely,
Christopher Lane
President, City Park for Everyone Coalition

~~~~~  
Christopher Lane, MA  
Program Manager, Undergraduate Public Health Studies  
Tulane School of Public Health and Tropical Medicine  
107 Caroline Richardson Building  
(504) 865-5140  
~~~~~

Paul Cramer

From: Jamie Hill <jamielhill@gmail.com>
Sent: Monday, January 23, 2017 4:47 PM
To: CPCinfo
Cc: Larry Robinson
Subject: Letter in support the Master Plan amendments proposed by Parks for All

January 23, 2017 4:45pm

Dear City Planning Commission:

I am against the amendment to the Future Land Use Category for "Parkland and Open Space" proposed by the CPC Staff and supported by Ron Forman and Bob Becker. The staff amendment would expressly allow "supportive commercial uses" in public parks without either defining the term. This is TOO BROAD. It will not provide checks and balances, such as the conditional use process, before such uses could be implemented.

I support the Master Plan amendments proposed by Parks for All. I believe that green space is an important public resource and it is reasonable to require additional checks and balances, such as the conditional use process, before such green space can be converted to other uses, particularly to intensive and commercial uses. As you are already aware, New Orleans, unlike most other cities, does not have a unified Parks and Recreation system--The lack of a unified system results in duplication of services, inequitable distribution of resources, and general inefficiencies. All of these organizations should be required to meet on a regular basis to coordinate their activities. Third, we need land use categories that will allow us to map out open green space so that conversion of such spaces to intensive or commercial uses will require map changes. Alternatively, zoning categories could be created that would allow us to map public green space and require zoning changes to prevent the loss of such space. Fourth, the City's Master Plan should require that entities controlling parkland, green space and land used for recreational purposes have their own master plans so that we can end the process of "development by surprise" which has plagued our park systems.

We do NOT want "development by surprise" in our public parks.

This proposal is contrary to the Master Plan amendments proposed by Parks for All, an organization I support, which calls for "a strict limitation on conversion of open green spaces to specialized uses or to intensive and commercial uses."

There needs to be oversight of the Audubon and City Park boards in determining when cultural facilities and "supportive commercial uses" will be allowed, and that oversight needs to include the public.

Last year's Comprehensive Zoning Ordinance (CZO) included, over the objection of park advocates, provisions allowing many intensive and commercial uses (such as restaurants) as permitted uses in our parks, scrapping requirements in the former CZO that many such projects go through the conditional use process. Under the conditional use process, such projects, in addition to approval by the entities controlling the parks (e.g., the Audubon Commission, NORD, and City Park Improvement

Association), would have to be reviewed by the Planning Commission and the City Council, requiring the safeguard of additional public hearings before intensive and commercial projects displacing public green space could be approved.

Ron Forman and Bob Becker are not safeguarding the public's trust or the public parks and open spaces entrusted to them. They have both both written letters to the Planning Commission arguing against checks and balances to protect our parks from commercial development, claiming that "thresholds for public review should be left to the discretion" of the Audubon and City Park boards, that participation in any coordinating group should be "voluntary," and that master plans for parks should be "discretionary." (It should be noted that master plans for our parks are currently "discretionary," and that Audubon currently has no master plan, having abandoned one it began in 2002. "Discretionary" obviously doesn't work with Audubon.)

Thank you.

Sincerely,

Jamie Hill
872 Taft Place
New Orleans, LA 70119
JamieLHill@gmail.com

Paul Cramer

From: Keith Hardie <keithhardie@yahoo.com>
Sent: Monday, January 23, 2017 4:50 PM
To: CPCinfo
Subject: Master Plan Amendments Re: Parks

Please file these comments into the record regarding Master Plan Amendments.

Here is what the Master Plan already says about the need to prevent the loss of public green space:

"Cities that give up park land end up regretting it. A robust network of green space and parks is a critical asset for quality of life and urban success. It helps retain existing residents and attracts new ones. When cities looking for "free land" establish other public facilities on park land, they are chipping away at the community's overall inventory of park land. Often, it is more costly or otherwise more difficult to acquire new park land. For this reason, it is important to make sure that, at a minimum, the city maintain a commitment to keeping the same overall amount of park land that it has at present. In addition, as needed, additional park resources (whether directly owned by the city or by others) should be made available in areas of the city that are currently under served." *MP, Vol 2, Chap 7 p 7.17.*

Parks for All's ("PFA") proposed master plan amendments are designed to put this principle into practice. PFA's amendments, in addition to changes to other parts of the Master Plan, would insert into Chapter 14 of the Master Plan requirements for protecting public green space from conversion to intensive and commercial uses. The proposed language would require enhanced public review, such as the conditional use process, before restaurants and large facilities could be constructed in our public parks. PFA also called for a requirement that entities controlling public green spaces have master plans, participate in an inter-agency parks and recreation coordinating group, and would require that entities seeking funds through the City's Capital Improvement Plan show that they have complied with the above requirements.

Ron Forman, purporting to speak for the Audubon Commission, and Bob Becker, CEO of City Park Improvement Association, submitted comments opposing PFA's proposals. Forman supported a change to the FLUM to specifically allow "cultural facilities and supportive commercial uses" in large parks. Forman also argued that the City's Master Plan should not mandate that the agencies controlling our parks have master plans, but that any master plan requirement "be left to the discretion of agencies that operated parks." While Forman explains that Audubon Park is in the process of drafting a master plan, he fails to note that Audubon never completed a master plan it began in 2002. Putting a requirement that parks have their own master plans in the City's Master Plan, and making a park master plan a pre-requisite for funding through the City's Capital Improvement Plan process would provide both a carrot and a stick to encourage these entities to actually finish their master plans. History thus shows that if the completion of a master plan is "left to the discretion" of Audubon, it will never be completed. If, as Forman and Becker state, Audubon and City Park are already working on master plans, why should they object to incorporating a requirement for such plans into the City's Master Plan?

Forman claims to support PFA's proposed inter-agency parks and recreation coordinating group, but only with "voluntary participation by independent agencies." Forman also objects to new land use categories and to any monetary or area threshold for requiring a public review process for new projects. Forman claims that these proposals would "limit an agency's ability to respond quickly to community needs as preferences for recreational and leisure activities change" and argues that "[t]hresholds for public review should be left to the discretion of the operating agency . . ." Given the broad public outcry to changes such as the Audubon and City Park golf courses and the soccer facility on the Fly, it is clear that a more deliberative process for changes to parks is needed. It is hard to imagine that Audubon and City Parks have such a pressing need to "respond quickly" to changing "community needs" that imposing reasonable restrictions such as public hearings would be, as Forman claims, "redundant and overly prescriptive." Good government demands that public review of changes in our parks should be required and that the requirement should be included in fundamental documents such as the Master Plan.

PFA's amendments were drafted in the wake of the defeat of the Audubon Millage, which was supported by an illegally funded PR campaign and which attempted to mislead the public into believing that the proposed millage would not be an

increase over the existing millage. The amendments were also driven by public anger over the attempted privatization of parts of the "Fly" with a privately financed soccer facility, and after the construction of a new golf course in City Park, in connection with which the Corps of Engineers levied a \$ 20,000 fine, finding that City Park Improvement Association had illegally destroyed wetlands. Had these projects been subject to conditional use oversight by the CPC and Council, perhaps some of these less-than-democratic debacles could have been avoided.

We are a park-poor city. Squeezed between the river and the lake, land has always been at a premium. There isn't going to be any new green space in the city, and we will never get another major park to match Joe Brown, Audubon, or City Parks. Too much of our public green space has already been filled with zoos, golf courses, stadiums, museums, restaurants and other facilities, many of them requiring paid admission or open only for limited purposes during limited parts of the year. Why should our limited open green space be given over to projects that could have been built elsewhere? There is no shortage of restaurants in town, so why do we need to diminish green space with yet another restaurant. As the Master Plan already notes, "Cities that give up park land end up regretting it." It is time to give this principle the force of law by adopting the changes recommended by Parks for All and incorporating them into Chapter 14, which has the force of law.

Summary of Amendments Proposed by PFA

Establish systems to ensure that the city does not lose acreage dedicated to parks, that open space and recreational areas are expanded whenever feasible. and that passive open green space in parks is not converted to specialized uses or to intensive and commercial uses.

Require enhanced public review, such as the conditional use process, of disposition of public parkland or of changes of use of public parkland that would limit access to the general public or be more intensive or commercial than the existing use and apply any funds from sales of parkland to acquisition of new parkland.

Ensure coordination of park and recreation resources and activities by establishing an inter-agency parks and recreation coordinating group including all relevant city, nonprofit, private, and parish agencies.

Establish requirements for entities controlling parks and green spaces to create both individual and city-wide comprehensive master plans, periodically amended, and for regular public participation processes relative to the development of those master plans.

Provide public participation processes for conditional use proposals for changes to parks and green spaces.

Ensure that projects by parks and green spaces are subject to the City's Capital Improvement Plan and that city budgeting process is consistent with those elements within the Master Plan that have the force of law.

Provide public funding for parks and green spaces by presenting to the voters a millage ballot initiative providing for such funding on an equitable basis

Keith Hardie, Jr.
keithhardie@yahoo.com
757 St. Charles, Suite 304
New Orleans, LA 70130
(504) 522-6222
(504) 522-6226 (fax)

Paul Cramer

From: L Robinson <larryr431@gmail.com>
Sent: Monday, January 23, 2017 4:52 PM
To: CPCinfo
Cc: Jamie Hill
Subject: Parkland and Openspace amendment comments in support of Parks for All

January 23, 2017 4:50pm

Dear City Planning Commission:

I am against the amendment to the Future Land Use Category for "Parkland and Open Space" proposed by the CPC Staff and supported by Ron Forman and Bob Becker. The staff amendment would expressly allow "supportive commercial uses" in public parks without either defining the term. This is TOO BROAD. It will not provide checks and balances, such as the conditional use process, before such uses could be implemented.

I support the Master Plan amendments proposed by Parks for All. I believe that green space is an important public resource and it is reasonable to require additional checks and balances, such as the conditional use process, before such green space can be converted to other uses, particularly to intensive and commercial uses. As you are already aware, New Orleans, unlike most other cities, does not have a unified Parks and Recreation system--The lack of a unified system results in duplication of services, inequitable distribution of resources, and general inefficiencies. All of these organizations should be required to meet on a regular basis to coordinate their activities. Third, we need land use categories that will allow us to map out open green space so that conversion of such spaces to intensive or commercial uses will require map changes. Alternatively, zoning categories could be created that would allow us to map public green space and require zoning changes to prevent the loss of such space. Fourth, the City's Master Plan should require that entities controlling parkland, green space and land used for recreational purposes have their own master plans so that we can end the process of "development by surprise" which has plagued our park systems.

I support the amendments as submitted to the CPC by Parks for All, an organization I support. They call for a strict limitation on conversion of open green spaces to specialized uses or to intensive and commercial uses.

There needs to be oversight of the Audubon and City Park boards in determining when cultural facilities and "supportive commercial uses" will be allowed, and that oversight needs to include the public.

Ron Forman and Bob Becker have both both written letters to the Planning Commission arguing against checks and balances to protect our parks from commercial development, claiming that "thresholds for public review should be left to the discretion" of the Audubon and City Park boards, that participation in any coordinating group should be "voluntary," and that master plans for parks should be "discretionary." I do not agree.

Last year's Comprehensive Zoning Ordinance (CZO) has provisions allowing many intensive and commercial uses (such as restaurants) as permitted uses in our parks, scrapping requirements in the former CZO that many such projects go through the conditional use process. This is unacceptable. Our parks are green and open spaces which induce people to come and stay here, to live and work here. They do not come here for a Children's Museum or another building. They use the parks.

Under the conditional use process, such projects, in addition to approval by the entities controlling the parks (e.g., the Audubon Commission, NORD, and City Park Improvement Association), would have to be reviewed by the Planning Commission and the City Council, requiring the safeguard of additional public hearings before intensive and commercial projects displacing public green space could be approved.

Regards,
Lawrence Robinson
872 Taft Place
New Orleans, LA 70119
larryr431@gmail.com

Paul Cramer

From: jacksprat78@gmail.com
Sent: Monday, January 23, 2017 4:52 PM
To: CPCinfo
Subject: Master Plan amendment Proposal to Chapt. 7: Green Infrastructure:Parks, Open space and recreation / Natural resource Bayou St John

Dear Madam/Sir of the City Planning Commission:

I am recommending through the process of amending the Master Plan, under Chapter 7: Green Infrastructure, that Bayou St John land use category be changed from "parkland or open space" to "natural resource".

Bayou St John is considered by many to be "parkland" and often suffers the same heavy public and permitted use that occurs in New Orleans' major city parks such as Audubon Park and City Park. As Bayou St. John's status is unclear to many (it is assumed to be an extension of City Park instead of a federal/state levee system with local maintenance), it is often subject to multi-day festivals, vehicular traffic loading, unloading and parking, and regular permitted events and festivals that denigrate the banks and compress the grounds and levees.

Our state and our city have environmentally sensitive land, levee systems and coastal areas that need to be preserved and protected from medium and high impact use and erosion caused by human activity in order to maintain their natural and beneficial state, while allowing them to enhance the City's water-storage capacity during storms. We recommend that like Bayou Bienvenue (listed as a natural resource), Bayou St John also be categorized as a "natural resource" so that the land use designation matches its primary purpose.

We can and do provide wonderful parkland and open spaces in our City that are appropriate for festivals and other events that involve large amounts of people, equipment, staging, delivery vehicles, tents, etc, in the city's public parks where the grounds and resources are available to handle the load and meet the mission of our wonderful city parks. It is our contention that as a coastal state and a coast city in the Gulf region, we need to do everything we can to conserve our region's natural resources that supply storm and flood protection, and that is the primary mission of our inner-city natural resource, Bayou St. John.

Open Space and Recreation NATURAL AREAS

Goal: Retain and preserve natural areas and wetlands resources for storm water storage, conservation, public enjoyment, and for protection of coastal resources.

Range of Uses: Open space and active recreation that do not have adverse impacts on wetlands and natural areas. (Other uses may be allowed with limited conditional permit and additional restoration requirements.) Often festivals and events are held on Bayou St John during or after heavy rains, and this compacts the levee. No remediation or special, conditional permitting is required. No review of the impact of large events is required. If the grass is stripped or compacted into the mud in an area, it will have compaction damage that cannot be readily seen, but leaves the surrounding neighborhoods exposed to increased damage risk.

PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030, ADOPTED AUGUST 2010 [AS AMENDED THROUGH 2012] | 14.17
VOLUME 2 | CHAPTER 14 | LAND USE PLAN PARKLAND AND OPEN SPACE

Goal:

Provide areas for parks, recreational facilities and open space networks owned by public or semipublic entities while offering the opportunity to utilize such spaces for stormwater management measures.

Provide for natural resource protection for areas such as Bayou St John and Bayou Bienvenue to NOT be used in the same manner as parklands and open space, but keep their focus on storm and flooding protection.

Range of Uses:

Parks, playgrounds, recreation facilities and athletic fields; neutral grounds and passive open spaces, rain gardens, bioswales and other stormwater management measures.

Natural sources, such as Bayou St John, Bayou Bienvenue, would be limited; instead recreational uses, festivals, and other permitted events would be held in parklands such as City Park, Audubon Park, Lakefront area.

Development Character:

Ranges from programmatic parks and indoor and outdoor recreational areas to preserved open space, with the opportunity to provide for stormwater management measures.

Bayou St John would be defined as a natural resource, not parkland, which would protect the levees from compaction in order retain the full storm and flooding protection ability of the land. At the same time, regular enjoyment of residents, visitors, kayakers, joggers, would still be able to access and enjoy the natural beauty of the levee and the bayou.

Thank you for considering this change to the definition of Bayou St John (from parkland and open public space to natural resource).

Sincerely,

Jack Monroe
3601 Elaine Place
New Orleans, LA 70119
Cell. (919) 757-5875

Sent from [Mail](#) for Windows 10

Paul Cramer

From: Jeff K. <aimadnyc@aol.com>
Sent: Monday, January 23, 2017 4:55 PM
To: CPCinfo
Subject: Please Keep Public Voices in Public Parks!

To Members of the City Planning Commission,

I applaud your strong consideration to amend the Master Plan and and CZO ensuring a public voice in public parks. City Park's controversial Championship Golf Course and Audubon's abandoned soccer stadium on the iconic Riverview are two recent uproars directly attributable to not having concrete standards set in parks. The public needs specific land use categories and strict guidelines for triggering public review. The vague standards currently used only serve to undermine an already fragile trust of the entire NOLA park management process.

Additionally, I support Master Plan amendments proposed by Parks for All, including:

1. Placing special importance on remaining green space in parks. It should always require a conditional use process, before conversion to other uses. Audubon Park is 66% developed with City Park closing in fast.
2. The City's Master Plan should require entities controlling parkland, green space and land used for recreational purposes to create their own master plans so that we can end the process of "development by surprise" which has plagued our park systems.
3. The lack of a unified Parks and Recreation system in New Orleans results in duplication of services, inequitable distribution of resources, and general inefficiencies. All of these organizations should be required to meet on a regular basis to coordinate their activities.

Please help New Orleans create a sustainable park system for the future!

Regards,

Jeff Katz

Paul Cramer

From: Claudine Adams <claudineadams@hotmail.com>
Sent: Monday, January 23, 2017 4:57 PM
To: CPCinfo; keithhardie@yahoo.com
Subject: Master Plan amendments / Parks for All

To Whom this may concern,

I am writing this letter to voice my concerns. I am a firm believer that Public Parks and Green Spaces in New Orleans must be passive. I have lived in the 70118 section of New Orleans since 1992. I have witnessed extensive loss of public green space at Audubon Park to profit the golf course.

- 1- A historic greenhouse by the Audubon Park Lagoon was demolished to make room for the "Audubon Clubhouse".
- 2 - I have seen majestic live oaks razed down, especially along "Meditation Walk". The path of the "Walk" itself was paved to make it accessible to golf carts. Meditation Walk is not accessible to the public any more.
- 3- I have seen the golf course expand against basic safety rules. Golfers shoot golf balls across the Audubon Park Trail with no regard to the fact that it is used by pedestrians and cyclists on a daily basis. I am talking about the space situated between Audubon Park Trail to the East, Walnut Street to the West, Hurst Street to the North and Prytania Street to the South.

I disagree with the remodelling of the Golf course in City Park. It has caused damage beyond repair to local plants and willdlife.

Therefore, I strongly support the Master Plan amendments proposed by Parks for All. Green space is a critical public resource and oig is reasonable to require additional checks and balances before such green space can be converted to intensive and commercial uses.

We need land use categories that will allow us to map out green spaces and require zoning changes to prevent the loss of such space and to end development by surprise. Entities controlling park space need master plans developed with pubic input.

The lack of a unified park system results in inequitable distribution of resources. Inefficiency and duplication of services.NORD, Parks and Parkways, Audubon Commission and City Park Improvement, at the least, need to meet on a regular basis and coordinate activities.

I have faith in the system. I believe there is hope in the future, especially since Riverview Park was protected from building a stadium on it. It has allowed the public to enjoy the beautiful view on the river and on the sunset from a higher point. I never miss an opportunityto take friends, family to visit this magical spot. I feel so grateful that it is free and public.

Thank you for your attention to this matter,

Claudine Falandry-Adams

Paul Cramer

From: CPCinfo
Sent: Monday, January 23, 2017 8:25 AM
To: Paul Cramer
Subject: FW: Master plan amendments

From: K P [<mailto:rain372@hotmail.com>]
Sent: Monday, January 23, 2017 6:57 AM
To: CPCinfo
Cc: keithhardie@yahoo.com
Subject: Master plan amendments

I strongly support the Master Plan amendments proposed by Parks for All. Green space is a critical public resource and it is reasonable to require additional checks and balances before such green space can be converted to intensive and commercial uses.

We need land use categories that will allow us to map out green spaces and require zoning changes to prevent the loss of such space.

End development by surprise. Entities controlling park space need master plans developed with public input. The lack of a unified park system results in inequitable distribution of resources. Inefficiency and duplication of services. NORD, Parks and Parkways, Audubon Commission and City Park Improvement, at the least, need to meet on a regular basis and coordinate activities.

RON FORMAN and BOB BECKER have submitted their comments requesting no changes and no oversight. No surprises there.

SUBMIT YOURS!

Keith LeBlanc