

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?

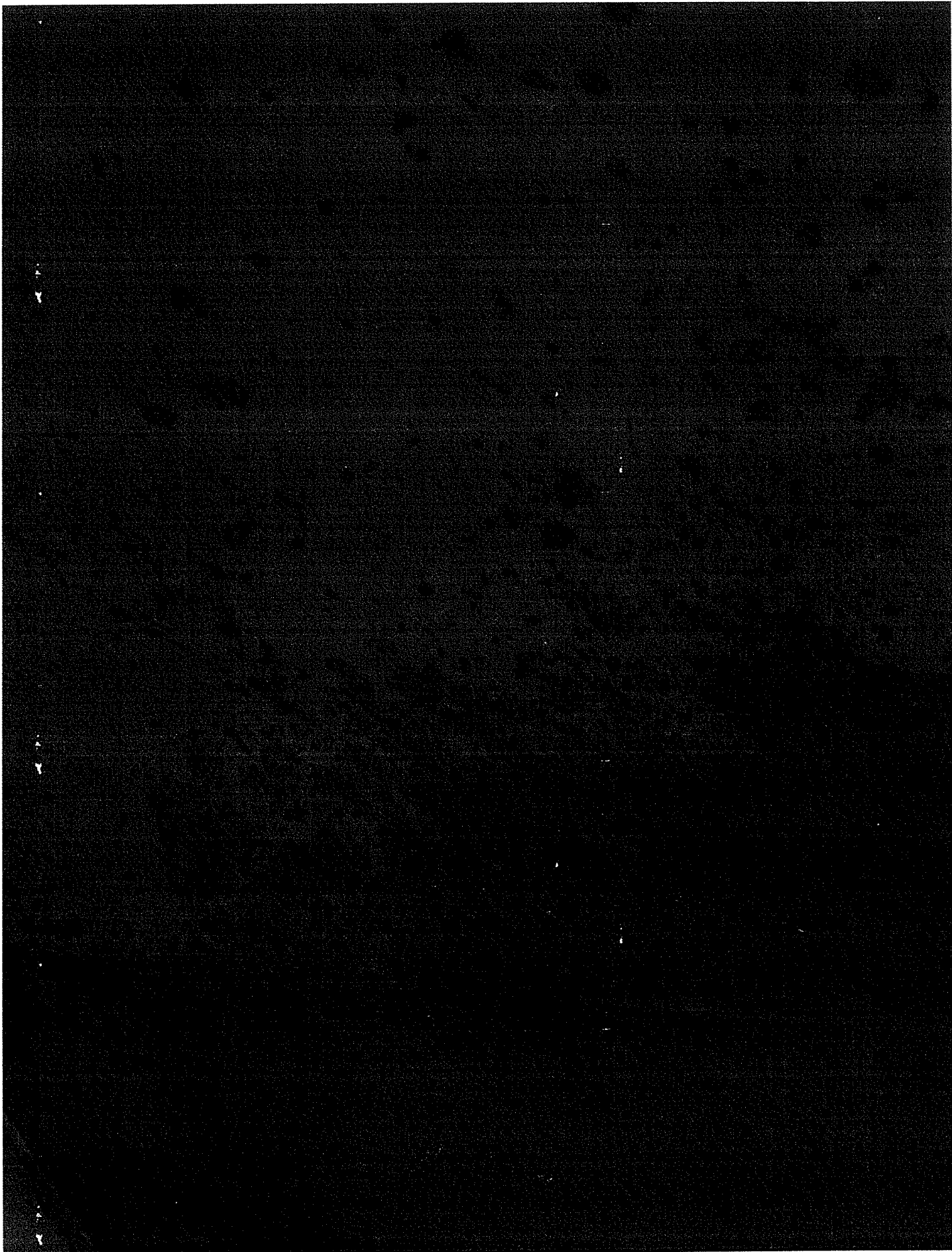
The current model of park governance, which depends so much on one man and precludes public input and participation, is not sustainable in the future. To protect our parks, in light of all eventualities, some form of cooperative oversight and collaboration with the City Council and City Planning regarding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

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

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 contentious 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

Water Collaborative of Greater New Orleans

Comments to the New Orleans City Planning Commission on Master Plan Amendment Submissions, Jan. 2017

Vol. 2 Ch. 1 – Office of the Mayor

We welcome the Mayor's suggestion that resilience be a cornerstone of the Master Plan. The objective of "transform[ing] city systems" to build a New Orleans for the future is particularly relevant to the Master Plan and its use by city agencies. If the plan is to be transformational rather than merely aspirational, however, all agencies and not merely the CPC must integrate the policy goals found in the plan into daily operations and coordinate with sister agencies on cross-cutting goals like resilience and equity.

Vol. 2 Ch. 5 – Housing NOLA

In addition to weatherization and energy efficiency, the scope of assistance to low-income residents referenced in goal 2.A.2 should include household water efficiency and onsite stormwater management whenever practical, as these measures also achieve occupant cost-savings and net energy savings.

We support the inclusion of stormwater management as a legitimate use for undeveloped parcels as proposed in goal 2.A.4.

We concur with the assertion under goal 4.G that "sustainable design principles should ensure that all residents have access to a healthy living environment that efficiently uses resources over time and reduces the potential for flood damage from rainfall events."

The reauthorization of the National Flood Insurance Program referenced in goal 4.G.3 is necessary but not sufficient; the objective of "more affordable" flood insurance should always be paired with the objective of maximizing coverage. It is in the city's best interest to remove barriers to comprehensive coverage so that all homes and businesses are adequately covered in the event of a flood, non-flood storm damage, or other event. This principle (which is perhaps implied, but not articulated) should also be clearly reflected in goal 4.G.4. We concur with the language in goal 4.G.4 calling for the city to pursue an improved rating under the NFIP Community Rating System, which entitles all residents to a discounted flood insurance rate.

Vol. 2. Ch. 6 – Office of the Mayor/HDLC

We support the altered recommendation in goal 3.A to "Develop a 'Resilience Strategies for Historic Commercial Corridors' pattern book," as this concept is compatible with our own recommendations for revisions in this section. We note that a pattern book should adequately explain the principles and best practices reflected in the designs included. This will make it more widely applicable. Similarly, a companion book or appendix on residential neighborhoods would be useful for many residential property owners and developers.

The Water Collaborative would welcome inclusion in the committee described in 3.A.1, which is similar in concept to our own proposal for a public-private advisory committee.

Vol. 2. Ch. 6 – Louisiana Landmarks Society

We support the Louisiana Landmarks proposals for sections 3.C and 3.D, which are similar in concept with our own and compatible with the “pattern book” concept cited above. Each of these related proposals envisions the city as a national model for resilience retrofits that are informed by experts, embraced by community members and made clear to the owners and redevelopers of historic property.

Vol. 2. Ch. 7 – ENONAC

Maps provide by the East New Orleans Neighborhood Advisory Commission’s underscore the fact that New Orleans East lacks lakefront recreational access. Recognizing the complexities of the project, we nevertheless regard Lincoln Beach as a priority site for re-establishing connectivity with Lake Pontchartrain. This objective is also affirmed in comments from the Office of the Mayor.

While ENONAC’s request for park creation and improvement in New Orleans East emphasizes programmed spaces such as ballfields and playgrounds, this subsidence prone area is also well suited to pocket parks following NORA’s “stormwater lot” model, which emphasizes water management, education and passive recreation.

Vol. 2. Ch. 7 – NOLA Squared

We welcome the inclusion of stormwater management and sustainability as criteria in park restoration plans in 7iB-3. The consideration given to low-maintenance plant materials in 7iC-2 should be expanded to preference native plants, which are adapted to local climatic conditions.

Vol. 2. Ch. 7 – Sustaining Our Urban Landscape

We support the suggestion that the city establish a heritage tree designation and explore a compensatory mitigation program for trees lost to development. These proposals are similar in concept to several of our own recommended amendments.

Vol. 2. Ch. 7 - Councilmember Cantrell - NOLA Parks for All

We concur that establishing sub-designations for open space, natural areas and recreational areas can improve the management of public lands within the city. Recognizing that parks provide a range of ecosystem services and social benefits, those responsible for managing our parks should seek to balance these outcomes across the city’s “fleet” of small parks and within its larger park parcels.

We endorse the suggestion that decisions to reprogram public lands in a manner that restricts access to public waterfronts (goal 5) should be subject to heightened scrutiny. This is in keeping with our emphasis on improving the public’s access to and appreciation of the city’s waterfronts and waterways.

Vol. 2. Ch. 7 – Office of the Mayor

While we recognize that not every neutral ground or right-of-way is well suited to green infrastructure, we oppose the removal of the reference to “stormwater management” under goal 2 unless the concept is reintroduced elsewhere. It may be acceptable to decouple the installation of green infrastructure for stormwater management from tree canopy restoration. However, there is a strong case for linking green infrastructure and neutral grounds and rights of way: these linear parcels are the most practical means of intercepting the large volume of runoff generated by city streets.

We support the introduced goal 7.C of “Establish[ing] green infrastructure planting practices and staff resources for green infrastructure in public spaces” through a “comprehensive manual for use by city departments and the general public” and “green infrastructure maintenance team(s) with specialized training to manage and develop green infrastructure elements on public lands.” In addition to those agencies listed, nonprofits like the Water Collaborative and trade associations such as the Water Environment Federation and American Society of Landscape Architects may be able to contribute positively to the manual through creation of a stakeholder advisory group. It is also worth noting that in addition to establishing teams of city staff, the responsible agencies may sometimes determine it cost effective to enter maintenance contracts for green infrastructure with private sector providers.

Vol. 2. Ch. 9 – Office of the Mayor

- We support the suggestion that “environmental and resilient industries” be listed as emerging industries, as this reflects our suggestions. The edited goals 5.A – 5.D constructively spell out the steps needed to realize the city’s aspirations for water sector growth. They rightly synthesize coastal restoration and urban water management, and we particularly welcome goal 5.A.1 “Fully implement the Greater New Orleans Urban Water Plan as recommended in the Resilient New Orleans strategy.” Regarding the timeframe for this goal, it should be understood that it is a near-term priority but will not be completed in five years.

Vol. 2. Ch. 10 – Office of the Mayor

We support the assertion that “city facilities must set the standard for resilient design, use, and operation,” and concur with the rationale provided.

Note: Relatively few edits have been proposed to this chapter by the administration. Consistent with the steps outlined in the “City Planning Commission Universal Amendment Proposals,” we recommend a review of the “fact sheet” data by Sewerage and Water Board. In particular, references to the board’s consent decree with the U.S. EPA, estimated repair costs and available funding in the Capital Improvement Plan appear dated.

Vol. 2. Ch. 11 – Office of the Mayor

- We support the added goal 5.B (as renumbered): “Develop a transportation system that contributes toward a healthier environment for future generations through investments in multi-modal facilities and green infrastructure for stormwater management.” This is imperative because (a) the mostly-paved transportation network is a major contributor of stormwater runoff to the drainage system and (b) the adjacent rights of way and neutral grounds, which provide alternate receiving areas for stormwater, are typically managed in tandem with the transportation network.

For these reasons, more detail is warranted under goal 5.B.3, “Implement stormwater management systems that emphasize green and gray infrastructure solutions.” This could be achieved in part by reference to other passages of the Master Plan dealing with green infrastructure for stormwater management.

Vol. 2 Ch. 11 – Central City Renaissance Alliance

The proposed strategy, “Fund neighborhood projects to implement low cost redesign solutions for varied purposes – parklets, bike shares and calming traffic,” is compatible with the goal of improved

stormwater management adjacent to roads and sidewalks. For example, replacing painted “no parking” triangles with planting beds can achieve traffic calming at intersections while also reducing runoff. Use of permeable paving options for bike lanes, parking lanes and sidewalks is another such strategy.

Vol. 2 Ch. 11 – Port of New Orleans

The Port’s proposed revised strategy, “Ensure that the City’s hazard mitigation plan and preparedness and response measures are coordinated with the Port, rail and regional freight planning efforts to efficiently and safely move hazardous materials through the city,” calls attention to an important issue: The potential for an unintended release of toxic materials within neighborhoods or waterways. We support this proposal with the additional observation that in some cases, minimizing (in time or volume) the movement of hazardous materials through our city may be the safest option.

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This extensive revision appears largely concurrent with our own recommendation that the *Greater New Orleans Urban Water Plan* and *Resilient New Orleans* strategy be incorporated into the next iteration of the Master Plan. We have endorsed many of the strategies and actions presented in this document in our own amendments and comments above.

Goals 3 and 4 emphasize citizen preparedness for climate change and extreme events. However, goal 2 pays minimal attention given to the impact of private lands on stormwater volume and water quality (only addressing private lands through the CZO). This is important, because the *Urban Water Plan* calls for distributed green infrastructure on private, residential lots. Additional actions should be included to drive retrofitting of private property for system-wide benefit. These include exploring the viability of a drainage fee or stormwater utility and creation of low-interest revolving loan funds for qualifying retrofits. This may be what is intended for the grant program referenced in 3.A.1, but if so the phrase “risk reduction measures,” should be augmented with details.

Proposed goal 6.B.2, “Design and implement green infrastructure interventions to improve water quality,” is the only reference to water quality, and it lacks specificity. This omission should be addressed in the final document, and our own amendments provide some language.

We also support the parenthetical call, “For increased usefulness across the Master Plan document, include metric targets for each goal wherever possible.

Vol. 2. Ch. 12 – Sustaining Our Urban Landscape

We support the policy, also reflected in our own amendments, of identifying and protecting “heritage trees” in concert with the installation of green infrastructure for stormwater management across the built environment.

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
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