

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, January 10, 2017 8:31 AM  
**To:** Paul Cramer  
**Subject:** FW: Proposed density change 600 block North Carrollton

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**From:** Kyle Melancon [[mailto:Kyle\\_Melancon@nola.com](mailto:Kyle_Melancon@nola.com)]  
**Sent:** Monday, January 09, 2017 3:17 PM  
**To:** CPCinfo  
**Cc:** [board@mcno.org](mailto:board@mcno.org)  
**Subject:** Proposed density change 600 block North Carrollton

Hello,

My name is Kyle Melancon and I live in the 600 block of N Carrollton Avenue. I'm writing to ask you to please not change the density of the 600 block as proposed in the Master Plan. Maps indicate it could be changed to mixed-use medium density and, as a resident of this block, I ask you to please reconsider.

I've lived at 635 N Carrollton for over five years now and I'm grateful every day I get to come home to a beautiful apartment with reasonable rent. I'm writing this letter to you on behalf of my landlord, who is also my mother. She owns the building and has lived in 633 N Carrollton since before Hurricane Katrina. This is more than a home to her. It's a sanctuary that holds all her memories of her beloved husband (and my stepfather), Browne Larose, who passed away a few years ago. The home is the one thing she has left to leave to her grandchildren and she keeps it beautifully maintained. Part of why she loves her house so much is the neighborhood. I fear that a density change would radically change the makeup of our neighborhood for the worse.

I've lived with my girlfriend for almost a year at this location and words cannot adequately convey how much we love it. We LOVE our block; the coffee shop next door, the book store and new art gallery, and we'd hate to see the character of this stretch of street changed by larger developments. There's already heavy traffic on the street and I've seen a few crashes involving cars trying to get out of the new CVS parking lot or coming off a side street. My own car was totaled by a reckless driver and I fear more of the same should this density change happen. Larger buildings would mean even more cars and more crashes. My mother will never sell so she could be the only home left on the street, dwarfed by six story structures. This would be a tragedy. As a lifelong New Orleanian, I beg you to please preserve our New Orleans neighborhood and don't change the density of the 600 block of N Carrollton.

Thank you for your time,

**Kyle Melancon**  
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## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, January 10, 2017 8:30 AM  
**To:** Paul Cramer  
**Subject:** FW: Proposed density change 600 block N Carrollton

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**From:** Scofield, Carolyn M [<mailto:cscofiel@tulane.edu>]  
**Sent:** Monday, January 09, 2017 2:38 PM  
**To:** CPCinfo  
**Cc:** [board@mcno.org](mailto:board@mcno.org)  
**Subject:** Proposed density change 600 block N Carrollton

Hello,

My name is Carolyn Scofield and I live in the 600 block of N Carrollton Avenue. I'm writing to ask you to please not change the density of the 600 block as proposed in the Master Plan. Maps indicate it could be changed to mixed-use medium density and, as a resident of this block, I ask you to please reconsider.

I've lived at 635 N Carrollton for almost a year now and I'm grateful every day I get to come home to a beautiful apartment with reasonable rent. After being run out of my Uptown apartment by termites and my French Quarter apartment by mold, it's safe to say this is the best place I've lived in New Orleans. But I'm writing this letter to you on behalf of my landlord, who happens to be my boyfriend's mother. She owns the building and has lived in 633 N Carrollton since before Hurricane Katrina. This is more than a home to her. It's a sanctuary that holds all her memories of her beloved husband, Browne Larose, who passed away a few years ago. The home is the one thing she has left to leave to her grandchildren and she keeps it beautifully maintained.

We love our block; the coffee shop next door, the book store and new art gallery, and we'd hate to see the character of this stretch of street changed by larger developments. There's already heavy traffic on the street and I've seen a few crashes involving cars trying to get out of the new CVS parking lot or coming off a side street. Larger buildings would mean even more cars and more crashes. My boyfriend's mother will never sell so she could be the only home left on the street, dwarfed by six story structures.

This New Orleans neighborhood has too much charm to rob it of its character by overdevelopment. I grew up in Panama City, Florida. I've seen what happens when densities change and developers replace small buildings with bigger ones. I don't even recognize my

hometown anymore and I certainly won't go back to it. Please preserve our New Orleans neighborhood and don't change the density of the 600 block of N Carrollton.

Thank you for your time,

Carolyn

Carolyn Scofield  
Media & Communications Specialist  
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## 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.

**Garden District Association**  
Post Office Box 50836  
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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 <sup>th</sup> Street	RI D-PRF
PD-02-05	3116 Prvtania Street	RLD-PRE
PD-02-06	1442 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 <sup>th</sup> Street	RI D-PRF
PD-02-10	1111 6 <sup>th</sup> 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 thru 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**

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**From:** CPCinfo  
**Sent:** Monday, January 09, 2017 9:04 AM  
**To:** Paul Cramer  
**Subject:** FW: Public Comment on Master Plan Amendments

**From:** Patrick Armstrong [mailto:patrick.n.armstrong@gmail.com]  
**Sent:** Sunday, January 08, 2017 11:45 PM  
**To:** CPCinfo  
**Subject:** Public Comment on Master Plan Amendments

January 8, 2017

Director Robert Rivers  
City Planning Commission  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, LA 70112

RE: Master Plan Amendments

Good morning, Director Rivers and members of the City Planning Commission,

My name is Patrick Armstrong, and I'm a resident in Mid-City in New Orleans. I am writing to you as an individual, and the views below are my own and do not represent the views of any organization of which I am a part.

First of all, I would like to thank CPC Staff for the outstanding job they have done hosting public meetings, getting the proposed amendments uploaded to City websites so that they are easy to find online, and especially for Ms. Leslie Alley and Mr. Paul Cramer for attending the Mid-City Neighborhood Organization meeting in November to help demystify the Land Use map changes proposed for Planning District 4. I also would like to thank the staff for the hours of work they have undoubtedly put into the Master Plan amendment process.

That said, with 300+ proposed amendments to the New Orleans Master Plan, many of which are confusing to read and several that are redundant, there are a number of issues among the amendments I simply won't be able to address. As a private citizen, I have limited free time to dedicate to community engagement activities. While I do my best to remain informed and keep up with public policy and city decision making, the sheer volume and scope of these amendments as proposed has been impossible.

When I voted for the Master Plan to have the force of law back in 2008, I did not envision 300+ significant amendments for each revision process, and this experience has been very discouraging to me as a citizen that the public input process will truly be considered in good faith. What is the purpose of having a Master Plan with the force of law if every single thing about it can change every five years, with a volume of amendments so large that even this city's most engaged citizens cannot possibly read through them all? That does not strike me as best practice for good city planning.

To that end, I hope many CPC staff recommendations will be to either deny outright or significantly delay the more sweeping changes until more of the public has a chance to read, understand, and comment on these amendments. The Master Plan took a lot of work and considerable community engagement to create and finalize. Sweeping changes should not be the order of business for this amendment process.

For myself, I've identified the following Text Amendments and Map Changes to focus on. These are not all the changes I have concerns about, but they are the most significant that I could find and comment on within the public comment period.

Text Changes to Chapter 15: As I understand this amendment, much of the Neighborhood Participation Program will be moved into the auspices of the Neighborhood Engagement Office. While I have enormous respect for the staff in Neighborhood Engagement and know they work hard to fulfill their mission, I am against expanding their portfolio to cover the NPP and Community Engagement processes. They are simply too small an office and the NPP process is too large with many moving parts. To me, this would only set Neighborhood Engagement up to fail and undermine the already difficult to engage NPP.

I firmly believe the city should enact the District Councils called for in Chapter 15 as currently written, to help citizens better understand land use and zoning issues and how they affect cost of living and quality of life.

Councilmember Jason Williams' proposal to amend the Master Plan Land Use Map so that wide swaths of the city from Mixed Use Low Density (MUL) to Mixed Use Medium Density (MUM). I find these changes far too significant in terms of scale and effect to be an appropriate part of the Master Plan amendment process. The wide-ranging result of these proposed changes should require far greater public input than has currently been seen.

Additionally, for the Mid-City area, several parts of the neighborhood are already mapped for MUM, and many of the areas already mapped MUL were done so to reflect existing development patterns. In effect, many of these areas were already remapped MUL, upzoned, involve allowances for larger scale, more intensity, more density, and significantly reduced parking minimums for commercial uses. While there may be reason to make these changes in certain areas, I do not believe wholesale changes from MUL to MUM is justified.

Request Numbers PD-4-7, PD-4-18, and PD-4-48 also involve moves from either RDL-Pre or MUL to MUM. I have concerns regarding these changes for many of the same reasons listed above. There are simply so many areas that were remapped and upzoned already that have many uses in the zoning underneath, and I believe each of these changes represent significant consistency issues with regard to existing development patterns.

Text Changes Proposed by the Music and Culture Coalition of New Orleans (MACCNO). I am in strong support of these proposals. Based on what I have read from these amendments, they will do a great deal to protect New Orleans' cultural traditions and institutions against the pressures currently building that could undermine the widespread performance spaces used for music, artistic, or other cultural purposes.

Text Changes Proposed by Ride New Orleans. I am generally in strong support of these proposals, with the significant exception of any change that directs much higher density land uses around transit corridors. We do need strong transportation alternatives in New Orleans, to make sure our citizens have access to first class transit to get around the city and metro area. Buses and streetcars should arrive on time and with shorter waits between rides, with fewer transfers and more robust stations where transfers are conducted. That said, New Orleans development patterns are already consolidated around many transit lines. Not only that, but transit lines can be moved, and several probably should be to deliver better services to those citizens who do not live in the "hot" neighborhoods that are already well-served by transit.

General Text Changes to Land Use Map Definitions. This part of the amendment process has been the most difficult to get a handle on, because many proposals affect the same definitions in different ways. I was unable to wade through all the text amendments, or itemize them successfully. I'll just state some general thoughts:

- I have significant concerns about any change that makes HU-MU a consistent use in low density, primarily residential areas. I believe the commercial intensification represented by such changes will be detrimental to residents' quality of life and cause land values to rise and price more people out of their neighborhoods.
- If there were a way to encourage lower-density multi-family residential uses that remained on a neighborhood scale and did not come along with tremendous density bonuses or commercial intensification, I would love to see a way to do that. I am in support of Councilmember LaToya Cantrell's proposed amendment PD-4-12 to support the Jane Place Neighborhood Sustainability Initiative, because that development is a neighborhood scale, multi-family density that promotes permanently affordable housing.
- That said, I realize remapping areas to Residential Medium Density Pre-War (RMD-Pre) can potentially be used to bring tremendous increases in density that become out of scale with surrounding low density areas. It is a shame that the only way to go from Residential Low Density to Residential Medium Density or Multi-Family

seems to involve allowing out of scale density or further commercial intensification. I think finding an appropriate middle ground would go a long way to solving several of New Orleans land use issues.

Because there are so many Master Plan amendments, and the process will include a back and forth between CPC and the City Council, I may have additional thoughts on these items as the process moves forward. I appreciate your continued consideration of my comments.

Thank you for all that you do.

Sincerely,

Patrick Armstrong  
117 S. Solomon #1  
New Orleans, 70119

## Paul Cramer

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**From:** Stephen K. Kroll  
**Sent:** Friday, January 06, 2017 9:33 AM  
**To:** Paul Cramer  
**Subject:** FW: Mid-City MUL parcels

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**From:** Hengl, Lauri F [<mailto:lhengl@tulane.edu>]  
**Sent:** Thursday, January 05, 2017 3:27 PM  
**To:** CPCinfo  
**Subject:** Mid-City MUL parcels

Dear City Planning Staff and Commissioners:

I am a member of your constituency, a homeowner in Mid-City, and I ask you to consider my opinion regarding Councilperson Williams' request to change the land use for all Mixed Use Low Density (MUL) parcels that are contiguous with transit-oriented corridors. I ask that you recommend against it, and if you cannot then I urge you to please recommend withdrawing Mid-City from consideration of this current proposal so it can be evaluated separately.

As an active member of MCNO and former board member, I was involved in the Master Plan process; if you were involved as well you may remember that HU-MU was frequently chosen for areas of Mid-City with a mixed residential-commercial character. The intent was to avoid spot zoning the small businesses or creating non-conformities—not to encourage higher-intensity uses.

In fact, this interspersed of single and two-family residences with small commercial uses is precisely the reason why these parcels should not be changed to MUM. Property owners in those areas trusted that at most they would be exposed to the already intensive uses and footprints allowed in HU-MU, the zoning they received.

Furthermore, there are other valid reasons why Cm. Williams' request should not be supported:

1. Cm. Williams wrote this request very broadly, so that contiguous parcels even beyond 500 feet would be included if they currently have a land use of MUL. In urban neighborhoods like Mid-City, properties blocks away from the actual corridor, most of which are one- and two-family residential, will fall into this category. This is an extreme land use change that can expose many residential areas to intensive commercial intrusion and large multi-family developments that are not appropriate in one- and two-family areas.
2. HU-MU already allows multi-family use by right, so there is no need to change the land use to MUM. Most of these corridors are already filled with existing properties, and some of them are already four or five stories in height. Under HU-MU, they could all be converted to multi-family.
3. Most of the other properties within these designations are historic properties. There are few, if any, large, vacant, unused plots of land. Therefore, to achieve Cm. Williams' vision, large swaths of existing properties in National Register Districts would need to be torn down and parcels aggregated, potentially threatening the

integrity of the National Register designation upon which property owners depend for tax credits and other benefits. Such activity would be very detrimental to the health of the neighborhood and the values of surrounding properties.

4. In Mid-City and other areas of the city, areas more appropriate for big multi-family projects have already been designated MUM. They are usually located along transit-oriented corridors. In the case of Mid-City, these designations occur along Tulane and underutilized, industrial portions of the Lafitte Greenway, both of which are more appropriate for large multi-family developments than are streets like Canal and Carrollton, which are presently filled with renovated residences and thriving small businesses.

Until developers make use of existing MUM opportunities, which the City Planning Department, the City Council and the citizens agreed were appropriate, we should not consider eroding the neighborhood fabric and built environment that makes New Orleans so attractive. We can revisit the situation again in five years.

City Williams' intent - to make it easier to have multi-family developments near transit corridors - is commendable. However, the result of the current proposal could be excessive intensification of commercial and residential uses abutting residential properties. Until we develop the parcels already zoned for this use, making these changes is inappropriate. They could dramatically alter the character of areas that are essentially residential – and potentially negatively impact property values for many residents and property owners.

Change is not always easy, and my neighborhood is already in transition from the commercial developments that have been made in the past 2 or 3 years. Problems with parking and increased traffic have not yet been ironed out, and recent events (like the shooting last week down the street from my formerly quiet block) have me considering if Mid-City, where I have lived and owned real estate for close to 20 years, is really where I wish to continue to spend my money and devote my resources.

As a member of your constituency, I urge you, PLEASE take my concerns into account when you make your decision regarding this proposal.

Thank you,

Lauri F. Hengl  
4149 Iberville Street  
New Orleans, LA 70119  
504.237.6561

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, January 09, 2017 9:06 AM  
**To:** Paul Cramer  
**Subject:** FW: Future Land Use Amendments

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**From:** Mary MYSING-GUBALA [<mailto:marygubala@bellsouth.net>]  
**Sent:** Friday, January 06, 2017 12:46 PM  
**To:** CPCinfo  
**Subject:** Future Land Use Amendments

Dear City Planning Staff and Commissioners:

I urge you to recommend AGAINST Councilperson Williams' request to change the land use for all Mixed Use Low Density (MUL) parcels that are contiguous with transit-oriented corridors. If you will not recommend against it, I urge you to recommend withdrawing Mid-City from consideration so it can be evaluated separately.

If you were involved with the Master Plan process, you may remember that HU-MU was frequently chosen for areas of Mid-City with a mixed residential-commercial character. The intent was to avoid spot zoning the small businesses or creating non-conformities—not to encourage higher-intensity uses.

In fact, this interspersed of single and two-family residences with small commercial uses is precisely the reason why these parcels should not be changed to MUM. Property owners in those areas trusted that at most they would be exposed to the already intensive uses and footprints allowed in HU-MU, the zoning they received.

Furthermore, there are other valid reasons why Cm. Williams' request should not be supported:

1. Cm. Williams wrote this request very broadly, so that contiguous parcels even beyond 500 feet would be included if they currently have a land use of MUL. In urban neighborhoods like Mid-City, properties blocks away from the actual corridor, most of which are one- and two-family residential, will fall into this category. This is an extreme land use change that can expose many residential areas to intensive commercial intrusion and large multi-family developments that are not appropriate in one- and two-family areas.
2. HU-MU already allows multi-family use by right, so there is no need to change the land use to MUM. Most of these corridors are already filled with existing properties, and some of them are already four or five stories in height. Under HU-MU, they could all be converted to multi-family.
3. Most of the other properties within these designations are historic properties. There are few, if any, large, vacant, unused plots of land. Therefore, to achieve Cm. Williams' vision, large swaths of existing properties in National Register Districts would need to be torn down and parcels aggregated, potentially threatening the integrity of the National Register designation upon which property owners depend for tax credits and other benefits. Such activity would be very detrimental to the health of the neighborhood and the values of



surrounding properties.

4. In Mid-City and other areas of the city, areas more appropriate for big multi-family projects have already been designated MUM. They are usually located along transit-oriented corridors. In the case of Mid-City, these designations occur along Tulane and underutilized, industrial portions of the Lafitte Greenway, both of which are more appropriate for large multi-family developments than are streets like Canal and Carrollton, which are presently filled with renovated residences and thriving small businesses.

Until developers make use of existing MUM opportunities, which the City Planning Department, the City Council and the citizens agreed were appropriate, we should not consider eroding the neighborhood fabric and built environment that makes New Orleans so attractive. We can revisit the situation again in five years.

Com Williams' intent - to make it easier to have multi-family developments near transit corridors - is commendable. However, the result could be excessive intensification of commercial and residential uses abutting residential properties. Until we develop the parcels already zoned for this use, making these changes is inappropriate. They could dramatically alter the character of areas that are essentially residential – and potentially negatively impact property values for many residents and property owners.

Thank you,  
Mary Mysing-Gubala, Ph.D.

319 S. Genois St.

New Orleans, La. 70119

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, January 09, 2017 9:05 AM  
**To:** Paul Cramer  
**Subject:** FW: Urgent plea for the integrity of Mid-City

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**From:** Margaret Runyon [<mailto:m-runyon@msn.com>]  
**Sent:** Sunday, January 08, 2017 5:26 PM  
**To:** CPCinfo  
**Subject:** Urgent plea for the integrity of Mid-City

I can't say it better than Jennifer Farwell has:

I urge you to recommend AGAINST Councilperson Williams' request to change the land use for all Mixed Use Low Density (MUL) parcels that are contiguous with transit-oriented corridors. If you will not recommend against it, I urge you to recommend withdrawing Mid-City from consideration so it can be evaluated separately.

If you were involved with the Master Plan process, you may remember that HU-MU was frequently chosen for areas of Mid-City with a mixed residential-commercial character. The intent was to avoid spot zoning the small businesses or creating non-conformities—not to encourage higher-intensity uses.

In fact, this interspersed of single and two-family residences with small commercial uses is precisely the reason why these parcels should not be changed to MUM. Property owners in those areas trusted that at most they would be exposed to the already intensive uses and footprints allowed in HU-MU, the zoning they received.

Furthermore, there are other valid reasons why Cm. Williams' request should not be supported:

1. Cm. Williams wrote this request very broadly, so that contiguous parcels even beyond 500 feet would be included if they currently have a land use of MUL. In urban neighborhoods like Mid-City, properties blocks away from the actual corridor, most of which are one- and two-family residential, will fall into this category. This is an extreme land use change that can expose many residential areas to intensive commercial intrusion and large multi-family developments that are not appropriate in one- and two-family areas.

2. HU-MU already allows multi-family use by right, so there is no need to change the land use to MUM. Most of these corridors are already filled with existing properties, and some of them are already four or five stories in height. Under HU-MU, they could all be converted to multi-family.

3. Most of the other properties within these designations are historic properties. There are few, if any, large, vacant, unused plots of land. Therefore, to achieve Cm. Williams' vision, large swaths of existing properties in National Register Districts would need to be torn down and parcels aggregated, potentially threatening the integrity of the National Register designation upon which property owners depend for tax credits and other benefits. Such activity would be very detrimental to the health of the neighborhood and the values of surrounding properties.

4. In Mid-City and other areas of the city, areas more appropriate for big multi-family projects have already been designated MUM. They are usually located along transit-oriented corridors. In the case of Mid-City, these designations occur along Tulane and underutilized, industrial portions of the Lafitte Greenway, both of which are more appropriate for large multi-family developments than are streets like Canal and Carrollton, which are presently filled with renovated residences and thriving small businesses.

Until developers make use of existing MUM opportunities, which the City Planning Department, the City Council and the citizens agreed were appropriate, we should not consider eroding the neighborhood fabric and built environment that makes New Orleans so attractive. We can revisit the situation again in five years.

Cm Williams' intent - to make it easier to have multi-family developments near transit corridors - is commendable. However, the result could be excessive intensification of commercial and residential uses abutting residential properties. Until we develop the parcels already zoned for this use, making these changes is inappropriate. They could dramatically alter the character of areas that are essentially residential – and potentially negatively impact property values for many residents and property owners.

Thank you,  
Margaret Runyon  
3916 Banks Street  
Mid-City homeowner since 2004

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, January 09, 2017 9:04 AM  
**To:** Paul Cramer  
**Subject:** FW: No to more density

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**From:** Roger Blake [[mailto:roger\\_blake@att.net](mailto:roger_blake@att.net)]  
**Sent:** Sunday, January 08, 2017 6:30 PM  
**To:** CPCinfo  
**Subject:** No to more density

SEND VIA EMAIL TO [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)

Dear City Planning Staff and Commissioners:

I urge you to recommend AGAINST Councilperson Williams' request to change the land use for all Mixed Use Low Density (MUL) parcels that are contiguous with transit-oriented corridors. If you will not recommend against it, I urge you to recommend withdrawing Mid-City from consideration so it can be evaluated separately.

If you were involved with the Master Plan process, you may remember that HU-MU was frequently chosen for areas of Mid-City with a mixed residential-commercial character. The intent was to avoid spot zoning the small businesses or creating non-conformities—not to encourage higher-intensity uses. In fact, this interspersed of single and two-family residences with small commercial uses is precisely the reason why these parcels should not be changed to MUM. Property owners in those areas trusted that at most they would be exposed to the already intensive uses and footprints allowed in HU-MU, the zoning they received.

Furthermore, there are other valid reasons why Cm. Williams' request should not be supported:

1. Cm. Williams wrote this request very broadly, so that contiguous parcels even beyond 500 feet would be included if they currently have a land use of MUL. In urban neighborhoods like Mid-City, properties blocks away from the actual corridor, most of which are one- and two-family residential, will fall into this category. This is an extreme land use change that can expose many residential areas to intensive commercial intrusion and large multi-family developments that are not appropriate in one- and two-family areas.
2. HU-MU already allows multi-family use by right, so there is no need to change the land use to MUM. Most of these corridors are already filled with existing properties, and some of them are already four or five stories in height. Under HU-MU, they could all be converted to multi-family.
3. Most of the other properties within these designations are historic properties. There are few, if any, large, vacant, unused plots of land. Therefore, to achieve Cm. Williams' vision, large swaths of existing properties in National Register Districts would need to be torn down and parcels aggregated, potentially threatening the integrity of the National Register designation upon which property owners depend for tax credits and other benefits. Such activity would be very detrimental to the health of the neighborhood and the values of surrounding properties.
4. In Mid-City and other areas of the city, areas more appropriate for big multi-family projects have already been designated MUM. They are usually located along transit-oriented corridors. In the case of Mid-City, these designations occur along Tulane and underutilized, industrial portions of the Lafitte Greenway, both of which are more appropriate for large multi-family developments than are streets like Canal and Carrollton, which are presently filled with renovated residences and thriving small businesses.

Until developers make use of existing MUM opportunities, which the City Planning Department, the City Council and

the citizens agreed were appropriate, we should not consider eroding the neighborhood fabric and built environment that makes New Orleans so attractive. We can revisit the situation again in five years.

Cm Williams' intent - to make it easier to have multi-family developments near transit corridors - is commendable. However, the result could be excessive intensification of commercial and residential uses abutting residential properties. Until we develop the parcels already zoned for this use, making these changes is inappropriate. They could dramatically alter the character of areas that are essentially residential – and potentially negatively impact property values for many residents and property owners.

Thank you,

Roger Blake  
4320 Saint Peter St.  
New Orleans, La 70119

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Monday, January 09, 2017 9:04 AM  
**To:** Paul Cramer  
**Subject:** FW: MASTER PLAN AMENDMENT PT. 3

**From:** Dorothy Sturkey [<mailto:sturkeyd@gmail.com>]  
**Sent:** Sunday, January 08, 2017 10:13 PM  
**To:** CPCinfo  
**Subject:** MASTER PLAN AMENDMENT PT. 3

WE ARE OPPOSED TO COUNCILPERSON JASON WILLIAMS SUGGESTED CHANGE OF PLANS FROM (MUL) MIXED USE DENSITY TO (MUM) MIXED USE MEDIUM DENISTY. IT SEEMS THAT THE CITY IS NOT CONCERNED ABOUT THE CITIZENS THAT ARE ALREADY RESIDING IN THIS AREA AND THE PROBLEMS IT IS CAUSING US AS OF NOW AND WILL BE WORST IN THE FUTURE. I LIVE ON S. DUPRE BOUNDED BY CLEVELAND, PALMYRA AND S. WHITE AND ALREADY EXPERIENCING PROBLEMS IN THE AREA.

--

Dorothy Sturkey  
Realtor Associate  
504-813-2634

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, January 09, 2017 2:17 PM  
**To:** Paul Cramer  
**Subject:** FW: Amendment proposal changes regarding: 12.1.A Purpose of the HU-B1A Neighborhood Business District ;11.1-D Purpose of the HU-RM1 Multi-Family Residential District; 15-1-D Purpose of the MU-1 Medium Intensity Mixed-Use District

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**From:** Toni McCormick [mailto:videocon@earthlink.net]  
**Sent:** Monday, January 09, 2017 1:58 PM  
**To:** Stacy S. Head; Susan G. Guidry; Jason R. Williams; DistrictC; LaToya Cantrell; CouncilDistrictD; James A. Gray; CPCinfo  
**Cc:** CPCinfo  
**Subject:** Amendment proposal changes regarding: 12.1.A Purpose of the HU-B1A Neighborhood Business District ;11.1-D Purpose of the HU-RM1 Multi-Family Residential District; 15-1-D Purpose of the MU-1 Medium Intensity Mixed-Use District

*Greetings Council Members,*

I'm following with horror, extreme disappointment and disbelief and yes disgust, the proposed changes posted on NDN (Next Door Neighbor Parkview, Mid-City etc.) requested by of Councilmember Jason Williams to move every spot currently designated Mixed Use Low Density (MUL) to Mixed Use Medium Density (MUM), if it is located within 500 feet of a designated transit corridor.

I'm protesting the need for these changes. We (the residents of New Orleans who participated in re-defining the Master Plan) have built in enough flexibility—as witnessed by the myriad developments seen across the city today—that we do not need more densely built areas which these changes from MUL to MUM

No doubt you'll trot out the "housing affordability" issue current and that supposedly is the basis for the request. If Edwards is an example of "affordability" please explain how giving a wealthy corporation SEVEN MILLION DOLLARS in tax breaks in exchange for 14 "affordable" 700 sq. feet apartments" in Mid-City is going to "solve" this issue?

If the existing ordinances are governed in a clear manner and appropriate oversight applied you do not need to muddy the waters with further burdens to your offices and responsibilities which these proposed amendment requests will surely do.

Below are just a few of some valid points and observations by our NDN posters. I urge you please read excerpts and avail yourselves the provided URLs.

“First of all, when they start talking about this proposed change, we’re going to hear a lot about lack of housing and affordability and how we’ll have a more equitable city if we can just add more (luxury) units in the inevitable condo towers and apartment complexes that will result from this change. Developers and builders will get “density bonuses” for adding affordable units that should help struggling renters, at least in theory. We’ll also hear a lot about “transit oriented development” and how important it is this city allow developers to pack as many people into 600 square foot apartments as possible. Real estate experts will trot out years-old market studies that say there are millions of millennials and young professionals with cash in their pockets who would move to New Orleans and help improve our city and expand our tax base if we just find places for them to live. They’re all supposed to show up without cars, hip to ride bikes and streetcars and buses and Uber to their jobs.

We’ll hear about how we need to up-zone and deregulate and lower parking requirements, and that will be the key to

New Orleans' burgeoning economic revival.

I don't buy that fairy tale for a minute. You know why? We already re-mapped, we already up-zoned, and we already lowered parking requirements. All of that already happened in the Master Plan and CZO years ago, and the promised development never showed up.

Thing is, this type of thing is going on in cities all over the country, and it isn't working. What they're starting to see is that potential property values are killing affordability. Think about it this way: if you've got a \$300,000 Mid-City home on one lot and a \$3,000,000 five-story condo tower down the block, how much does the empty lot in the middle worth? How much are those fixer-uppers in the middle worth? What incentive does a property owner have to maintain their old rental unit when they could just let it fall down or catch fire and get in on the 5-story luxury condo game? This change puts an awful lot of dynamics like that in play. <http://www.strongtowns.org/journal/2016/...>

For context with other cities, let me just talk about Atlanta for a moment. I grew up in Georgia, attended UGA for undergrad, and have close family and friends living in the metro. Mostly in the metro.

That's because despite almost a decade of continuous building medium to high to super-high density housing in the urban core, rents in Atlanta are mostly unaffordable for folks like me. And if the rent is too high for my middle class income, folks who aren't in my tax bracket are going to face even more housing stress. To live in "Atlanta," I'd likely have to live somewhere outside the perimeter in some sprawl cul de sac or apartment complex, where knowing your neighbors isn't easy and a simple trip to the grocery store requires a 10 minute car ride.

Oh, I'd try my best to live somewhere in town and close to the new Beltline, because the ATL has rediscovered public spaces and events and walkability, but I'd probably be paying more than I am now for a much smaller space.

One reason is because so much of the new construction has been high end, luxury scale, and higher density. Sound like anywhere we know?

<http://atlanta.curbed.com/2016/5/10/1164...>

And this isn't just a problem in the urban core. Several of the major outer counties in the metro are also seeing prices go up and have been for several years. <http://atlanta.curbed.com/2015/10/6/9914...>

I would hardly call Gwinnett County, Georgia a place with many government controls on development. Neither is Houston. And yet both are right here with New Orleans in terms of how much rental you can get for your dollar:

<http://atlanta.curbed.com/2016/8/26/1264...>

That's probably one reason that, while Houston absolutely has a completely underrated culinary tradition, it takes my friends who live in Texas at least half an hour to get downtown to meet up when I'm in town for a conference. Because like Atlanta, the affordable places to stay are far away from town.

But before we get too hot and heavy talking about Houston as a libertarian paradise, let's not forget how their lack of development oversight contributes to legendary street flooding. <https://weather.com/safety/floods/news/h...>

This isn't really about "hating" Houston or Atlanta. There's a lot to enjoy in both cities (especially the non-tourism industry jobs). But I'm not interested in living in Houston or Atlanta and spending that much of my free time in traffic just to drive to the grocery store. If I was interested in going back to that sort of lifestyle, I'd have an address in St. Tammany.

**ANOTHER POSTER on 1/6/2017**

I moved here from Atlanta 17 years ago. I watched development happen with little monitoring there. Despite the drawbacks some suffer here, I'd rather it be more difficult than easy to alter a neighborhood. Atlanta's uncontrolled development has affected its weather patterns - it gets less rain than 20 years back. For every tree planted, two die. New Orleans remained a city with personality - and problems - due to the lack of interest in development before the Flood. Now it seems we're trying to play catch-up to the bigger cities. We need to keep thought in the process, not ambition. Development isn't bad when done properly. Too often, as in Atlanta and other cities, it is allowed unchecked. Thanks, Patrick and those who helped, for all the research and the report. I hope we can keep what makes New Orleans wonderful, without stomping on the poor, renters, and local businesses.

**From a poster whose family has lived here for MULTIPLE generations 1/5/2017**

This makes me nauseous. But I think all the development that this amendment will allow will eventually decrease the property values for the present homeowners because the quality of life will be drastically reduced. Unless we sell our historic homes to developers to tear down and build more high rise apartments and condos. And there goes the



preservation of older well built homes that can never be replaced again and the charm of the neighborhoods and Voila, New Orleans is Houston and Atlanta. I see shades of Fat City in the 70's.

**EXCERPT POST** From a Professor's who has published in relation to this issue 12/30/2017

I've been involved in and/or studied a number of these projects -- Stamford, CT, Chicago and elsewhere -- and the story is always the same: developers receive massive public subsidies to underwrite projects that reduce the net number of affordable units and thereby drive up rental rates in exchange for a token gesture of setting aside a few units for low-income occupancy for a few years. It's a scam to redistribute resources upward, pure and simple, and a bipartisan one at that.

In closing, I'm urging both the City Planning Commission and our ELECTED Council Members to oppose these upcoming requests for any amendment and/or ordinance changes.

I've said it before and I'll say it again" The Road to disaster is ORDERED by the self-righteous and paved by the well-intentioned.

Many years ago Dixie Brewery's slogan was "We'd rather be best than the biggest" We need to adopt this slogan and make it our MISSION STATEMENT for the city.

*Toni McCormick*

## Paul Cramer

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**From:** Stephen K. Kroll  
**Sent:** Friday, January 06, 2017 9:32 AM  
**To:** Paul Cramer  
**Subject:** FW: Jason Williams' Land Use Proposal

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

From: CPCinfo  
Sent: Friday, January 06, 2017 9:31 AM  
To: Stephen K. Kroll  
Subject: FW: Jason Williams' Land Use Proposal

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

From: Gayle Gagliano [<mailto:ggagliano@cox.net>]  
Sent: Thursday, January 05, 2017 9:19 PM  
To: CPCinfo  
Subject: Jason Williams' Land Use Proposal

Dear Commission Members:

We strongly oppose Councilmember Jason Williams' ill-advised land use proposal. Having designations changed from MUL to MUM will shred the fabric of many neighborhoods, adversely affecting everything from scale to density to parking.

Please vote against this measure and join many of us who believe that MUM is not the word for Mid City and many other neighborhoods.

Gayle Gagliano  
4152 Cleveland Ave.

Lisa Dawson  
Charles Dawson  
4154 Cleveland Ave.

Sent from my iPhone

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Thursday, January 05, 2017 1:03 PM  
**To:** Paul Cramer  
**Subject:** FW: Master Plan revisions

---

**From:** Romney Richard [<mailto:romney@sugarjournal.com>]  
**Sent:** Thursday, January 05, 2017 11:37 AM  
**To:** CPCinfo  
**Subject:** Master Plan revisions

Dear City Planning Staff and Commissioners:

I urge you to recommend AGAINST Councilperson Williams' request to change the land use for all Mixed Use Low Density (MUL) parcels that are contiguous with transit-oriented corridors. If you will not recommend against it, I urge you to recommend withdrawing Mid-City from consideration so it can be evaluated separately.

If you were involved with the Master Plan process, you may remember that HU-MU was frequently chosen for areas of Mid-City with a mixed residential-commercial character. The intent was to avoid spot zoning the small businesses or creating non-conformities—not to encourage higher-intensity uses. In fact, this interspersed of single and two-family residences with small commercial uses is precisely the reason why these parcels should not be changed to MUM. Property owners in those areas trusted that at most they would be exposed to the already intensive uses and footprints allowed in HU-MU, the zoning they received.

Furthermore, there are other valid reasons why Cm. Williams' request should not be supported:

1. Cm. Williams wrote this request very broadly, so that contiguous parcels even beyond 500 feet would be included if they currently have a land use of MUL. In urban neighborhoods like Mid-City, properties blocks away from the actual corridor, most of which are one- and two-family residential, will fall into this category. This is an extreme land use change that can expose many residential areas to intensive commercial intrusion and large multi-family developments that are not appropriate in one- and two-family areas.
2. HU-MU already allows multi-family use by right, so there is no need to change the land use to MUM. Most of these corridors are already filled with existing properties, and some of them are already four or five stories in height. Under HU-MU, they could all be converted to multi-family.
3. Most of the other properties within these designations are historic properties. There are few, if any, large, vacant, unused plots of land. Therefore, to achieve Cm. Williams' vision, large swaths of existing properties in National Register Districts would need to be torn down and parcels aggregated, potentially threatening the integrity of the National Register designation upon which property owners depend for tax credits and other benefits. Such activity would be very detrimental to the health of the neighborhood and the values of surrounding properties.
4. In Mid-City and other areas of the city, areas more appropriate for big multi-family projects have already been designated MUM. They are usually located along transit-oriented corridors. In the case of Mid-City, these

designations occur along Tulane and underutilized, industrial portions of the Lafitte Greenway, both of which are more appropriate for large multi-family developments than are streets like Canal and Carrollton, which are presently filled with renovated residences and thriving small businesses.

Until developers make use of existing MUM opportunities, which the City Planning Department, the City Council and the citizens agreed were appropriate, we should not consider eroding the neighborhood fabric and built environment that makes New Orleans so attractive. We can revisit the situation again in five years.

City of Williams' intent - to make it easier to have multi-family developments near transit corridors - is commendable. However, the result could be excessive intensification of commercial and residential uses abutting residential properties. Until we develop the parcels already zoned for this use, making these changes is inappropriate. They could dramatically alter the character of areas that are essentially residential - and potentially negatively impact property values for many residents and property owners.

Thank you,  
Romney Richard

Romney K. Richard  
Editor

***Sugar Journal***

504.628.3533 c.

504.482.3914 x212 p.

504.482.4205 f.

[romney@sugarjournal.com](mailto:romney@sugarjournal.com)

Skype: romneyk

3803 Cleveland Ave.

New Orleans, LA 70119

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Friday, January 06, 2017 12:28 PM  
**To:** Paul Cramer  
**Subject:** FW: Petition against Councilperson Williams' request to change land use parcels in Master Plan  
**Attachments:** City Planning Commission\_0008.jpg; City Planning Commission\_0002.jpg; City Planning Commission\_0003.jpg; City Planning Commission\_0004.jpg; City Planning Commission\_0005.jpg; City Planning Commission\_0006.jpg; City Planning Commission\_0007.jpg; City Planning Commission\_0001.jpg

Master Plan input . . .

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**From:** Patricia Brignac [<mailto:pnb15@live.com>]  
**Sent:** Friday, January 06, 2017 12:20 PM  
**To:** CPCinfo  
**Cc:** Patricia Brignac  
**Subject:** Petition against Councilperson Williams' request to change land use parcels in Master Plan

Dear City Planning Staff and Commissioners,

The attached letter and six pages of petition signatures are strongly against Cm Williams' attempt to change the land use for all MUL parcels that are contiguous with transit-oriented corridors in Mid City. My attempt began yesterday at 2pm but has not yet ended. By Monday, Jan. 9, I will have compiled more signatures of property owners against this attempt. Unfortunately those particular home owners remain out of town due to the holidays.

Regards,  
Patricia N Brignac

SENT VIA EMAIL TO [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)

January 4, 2017

Dear City Planning Staff and Commissioners:

I urge you to recommend AGAINST Councilperson Williams' request to change the land use for all Mixed Use Low Density (MUL) parcels that are contiguous with transit-oriented corridors. If you will not recommend against it unilaterally, I urge you to recommend that the areas in Mid-City be withdrawn and considered separately.

1. Cm. Williams wrote this request very broadly, so that contiguous parcels even beyond 500 feet would be included if they currently have a land use of MUL. In urban neighborhoods like Mid-City, blocks of property far from the actual corridor, most of which are one- and two-family residential, will fall into this category. This is an extreme land use change that can expose many residential corridors to intensive commercial intrusion and large multi-family developments that are not appropriate in one- and two-family areas.
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3. Most of the other properties within these designations are historic properties. There are few, if any, large, vacant, unused plots of land. Therefore, to achieve Cm. Williams' vision, large swaths of existing properties in National Register Districts would need to be torn down and parcels aggregated, potentially threatening the integrity of the National Register designation upon which property owners depend for tax credits and other benefits. Such activity would be very detrimental to the health of the neighborhood and the values of surrounding properties.
4. In Mid-City, and I presume other areas of the city, areas more appropriate for big multi-family projects have already been designated MUM. They are usually located along transit-oriented corridors. In the case of Mid-City, these designations occur along Tulane and industrial portions of the Lafitte Greenway, which are both far more appropriate for large multi-family developments than are streets like Canal and Carrollton, which are presently filled with historic properties and thriving small businesses.

Until developers make use of existing MUM opportunities, which the City Planning Department, the City Council and the citizens agreed were appropriate, we should not consider eroding the neighborhood fabric and built environment that makes New Orleans so attractive. We can revisit the situation again in five years.

In short, this request seems short-sighted, inappropriate and punitive to existing property owners. It appears to be "land use by convenience," which is to say that the Cm requested a change that was easy, rather than evaluating the areas and parcels individually for their appropriateness for such a change.

Cm Williams' intent - to make it easier to have multi-family developments near transit corridors - is a commendable idea. However, the result could be excessive intensification of commercial and residential

uses abutting residential properties. This could dramatically alter the character of areas that are essentially residential. Thus potentially impacting **negatively** property values for many residents and property owners.

Thank you,

Patricia Brignac  
3625 Iberville Street  
New Orleans, LA 70119  
504-481-8412  
[pnb15@live.com](mailto:pnb15@live.com)

A handwritten signature in cursive script, appearing to read "Patricia Brignac".

Attachment: Signature sheet of property owners/residents in agreement with said letter

*Ava Smith*  
signature

Ava Smith  
print name

128 N. Genois, NOLA 70119  
address

*[Signature]*  
signature

Ronald + Patricia Brignac  
owners 125-127-127A N. Clark  
print name

125-127-127A N. Clark St. NOLA 70119  
address

*[Signature]*  
signature

Ronald + Patricia Brignac  
owners 208-210 N. Clark  
print name

208-210 N. Clark St. NOLA 70119  
address

signature

print name

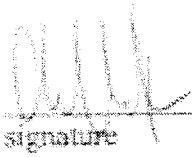
address

signature

print name

address





signature

Christine Watzke  
print name

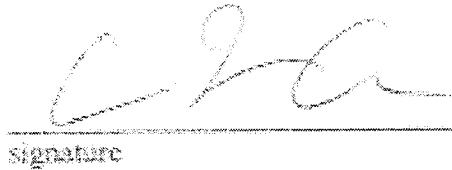
3631 Therville St. N.O. LA 70119  
address



signature

Amy Carr  
print name

215 W. Greaves St. NO LA 70119  
address



signature

C. Lindsey Carr  
print name

215 N. Gerardo St NO LA 70119  
address



signature

David McCabe  
print name


221 N. Gerardo St NO LA 70119  
address



signature

James FitzSimons  
print name

211 N. Clark St. NO LA 70119  
address

  
signature

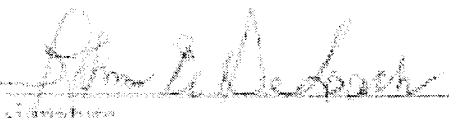
Alge Thomas Myers  
print name

3525 Iberville St New Orleans LA 70119  
address

  
signature

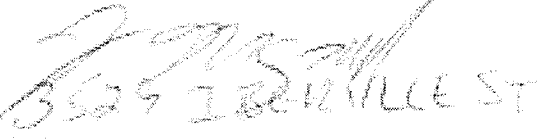
Theodore E. Feldmann  
print name

3525 Iberville St New Orleans LA 70119  
address

  
signature

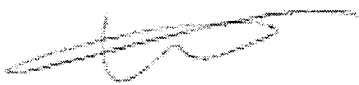
John E. DeLoach  
print name

3505 Iberville St New Orleans LA 70119  
address

  
signature

Joseph Hayward  
print name

3509 Iberville St NOLA 32119  
address

  
signature

Dennis Watzke  
print name

214  
address

N. Canalis St.



*Thomas Ecker*  
signature

THOMAS ECKER  
print name

3823 BEVILLE ST NOLA 70119  
address

*Henry Mitchell Scteen*  
signature

Henry Mitchell Scteen  
print name

3823 BEVILLE ST NOLA 70119  
address

*Phyllis Lavonia Cosentino*  
signature

PHYLLIS LAVONIA COSENTINO  
print name

3515 IBERVILLE ST NOLA 70119  
address

*Ruth Williams*  
signature

Ruth Williams  
print name

3421 Iberville NOLA 70119  
address

*Levi T. Bordelon*  
signature

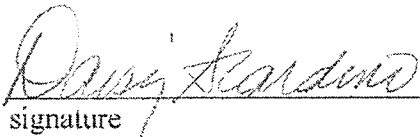
Levi T. Bordelon  
print name

3636 Beenville N.O. LA 70119  
address

  
signature

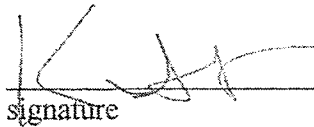
FRANK L BORDETON II  
print name

235 NORTH CLARK STREET N.O., LA 70119  
address

  
signature

DAISY SCARDINO  
print name

142 N. TELEMACHUS NOLA 70119  
address

  
signature

Kathleen Gresson  
print name

221 N. CLARK ST. NOLA 70119  
address

  
signature

Thomas Fitzgerald  
print name

139 N. Genois St NOLA 70119  
address

  
signature

Todd Ecker  
print name

3821 Iberville St NOLA 70119  
address