



CITY OF NEW ORLEANS

Mitchell J. Landrieu
Mayor

DEPARTMENT OF FIRE CITY OF NEW ORLEANS

OFFICE OF THE SUPERINTENDENT



Timothy A. McConnell
Superintendent

July 27, 2016

Vincent Smith, Director
Capital Projects Administration
1300 Perdido Street, Suite 6E15
New Orleans, Louisiana 70112

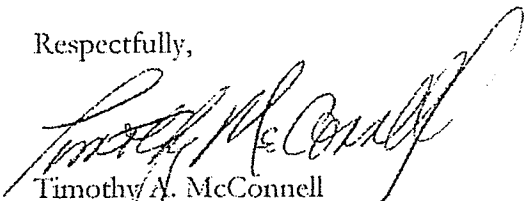
Re: Letter of Support – Proposed NOFD 8th District Station Site

Dear Director Smith:

The New Orleans Fire Department has determined that the proposed location at the intersection of Flanders Street and Wall Boulevard is ideal for the placement of the new NOFD Station 33/40 in our 8th District. The department has done extensive GPS mapping to determine the best location for response distance/time. The central location at two thoroughfares that travel in four directions to connect directly with major transportation routes creates a model response territory. Our study has established that locating a station at this intersection will provide for a more effective and efficient delivery of service.

Please feel free to contact me if you have any questions.

Respectfully,


Timothy A. McConnell
Superintendent of Fire

“Seeking Opportunities To Serve”

317 Decatur Street • New Orleans, LA 70130 • (504) 658-4710 • Fax (504) 544-5282

PD12-05



July 29, 2016

Vincent A. Smith
Capital Projects Administration
City of New Orleans
1300 Perdido Street
New Orleans, LA 70112

Re: Magellan Playground 3300 Wall Blvd.

Mr. Smith,

This letter is to acknowledge receipt of the plans to convert Magellan Playground into an NOPD/NOFD Consolidated Station. Magellan Playground is not a NORDC active playground, please proceed accordingly.

Sincerely,

Victor N. Richard, III
Chief Executive Officer, NORDC

PD 12-05



CITY OF NEW ORLEANS

DEPARTMENT OF POLICE

715 South Broad Street
New Orleans, Louisiana 70119



MITCHELL J. LANDRIEU
MAYOR

"to protect and to serve"

MICHAEL S. HARRISON
SUPERINTENDENT

July 27, 2016

Vincent A. Smith, Director
Capital Projects Administration/PDU
1300 Perdido Street, Suite 6E15
New Orleans, LA 70112
Email: viasmith@nola.gov

Re: Letter of Support – Proposed Site Location / NOPD 4th District Police Station

Dear Director Smith:

This correspondence is being provided in support of the location selected for construction of the new 4th District Police Station. The proposed site is more centrally located in the prospective services areas which will allow for a more effective and efficient police response across the more concentrated population centers in Algiers.

Should you require any additional information or have questions, please feel free to contact this office at (504) 658-5757.

Sincerely,

MICHAEL S. HARRISON
Superintendent of Police

Cc: Paul M. Noel, Deputy Superintendent / Field Operations Bureau
John D. Thomas, Deputy Superintendent / Management Services Bureau
4th District Commander Ceasar C. Ruffin / Field Operations Bureau
Central Files

"an equal opportunity employer"

PD12-05

ZARUL W. LODWICK
6338 Maumus Ave.
New Orleans, La. 70131-7300
(504) 391-0577

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

November 18, 2016

RE: Master Plan and Amendments

Dear Mr. Rivers,

On October 27, 2016 along with several of my very concerned neighbors I attended your meeting to the public regarding possible changes to the Master Plan for our area. At that time you expressed that your Department had not put forth any new proposals for this area within the last five years. In your presentation you showcased amendments entered by our City Council Representative Nadine Ramsey on September 9, 2016. Some of these changes as a community we have rejected vehemently. We have fought as a community to change this course of action with some success, but require assistance to complete it.

On November 14, 2016 before the Zoning Board we stood as a Community united to maintain the character of our neighborhood, the quality of life that we were promised to have as homeowners, and to reject any plan that would diminish these rights. Our State Senator Troy Carter as a Representative, but also as a resident stood with us, the Aurora Garden Homeowners Association Vice President Rob Zrabkowski, and several neighbors made an effective and passionate argument to the Board regarding the proposed changes to a portion of land that would compromise not only the neighbors, but city services as well.

The Board heard us and ruled in our favor. They voted to deny Safety and Permits to issue any further licenses to the five requested by Seaside Therapeutic Group for use as a "Convalescence Home, Therapeutic Group Home, and all the other names they tried to call it." This was governance and courage. They would not allow the rules to be contorted to accommodate the special interest of a few in power to overcome an entire community. I and most everyone in my subdivision, and surrounding neighborhoods are asking you to do the same. That would include Tall Timbers, Bocage, Aurora West, Real Timbers, Cutoff, Huntlee Village, Walnut Bend, and others.

As a part of planning, Council Member Ramsey's Amendments, in the Zoning District lacks clarity from the Residential Multifamily Post-War to the Mixed use High Density. It has not been defined nor have the necessary services to accommodate such changes been planned for in advance. This lack of consideration not only causes us to question who should be able to enter amendments, if they are collaborating with you for the benefit of all of us or just a few, and why

their doing it in the first place. You have been selected to plan for this city. It was believed that Council Member Ramsey would represent our District and help to procure funds for you to do so, create commerce, see to it that we would have city services to accommodate our population.

We have seen an exponential rise in crime, to the point that the officers don't make new reports. They sign previously issued Police reports with their names and dates of the new incident or Item numbers. It took 10 hours for an officer to come to a property damage incident.

We are losing businesses by the dozens, some are reasonable loses changing with technology, others are unfortunately landmarks, finding ways to incentivize should be our goal. EMS responds to calls on the double and for that we are grateful, but if you are in trouble and the CCC is backed up, good luck and God Bless is your fate. No Hospitals or Satellite Stations. Can we really afford not to pay attention to these things? The Amendments just add more bodies.

We are not trying to absorb the lack of affordable housing in the City alone or become the headquarters for according to members of Mr. Munster's office at risk unsupervised mentally ill youth in this area in such large numbers with a turnover rate of six months.

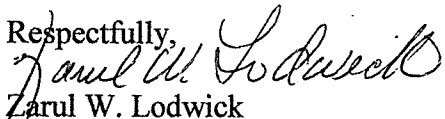
You mentioned in your presentation that rules do not allow for certain portions of land that are outside of the boundaries you planned for could be included at the request of the owner. These owners were requesting such changes. They are using any possible avenue to accomplish this measure. It appears that our Council member is doing the same thing, but trying to use your office as the agent of change. This is an attempt to ratify the Zoning and take the decision away from the Board. Thereby to deem their decision invalid, worthless and an unnecessary function of your branch of local government. Please Don't Allow It. On your map this includes a small section blocked off with the Municipal Addresses of 6301 -6341 Strafford Place to have the Zoning changed. This would be the back door. Please close it.

As a point of curiosity our neighborhood is not against helping those who are mentally challenged. We are willing to accept our share. If the goal was to help these young men to assimilate into a residential neighborhood as stated by the organization and not to institutionalize them, they have failed miserably and defeated their stated objective. This is the creation of an institution that would be more harmful than helpful to them.

Please reject the following: The Proposed Flum of Mixed Use High Use Density for Planning District 12 PD12-01A through PD12-01M (No Zoning District Listed) and Mixed Use Low Density PD 12-02(Zoning District HU-RD2)

We have confidence that you have been placed in this position of authority to make the best decisions for planning, and that your input should be paramount. We are hopeful that you will be given all of the information, tools and resources you need to make that decision according to the rules and that you abide by the highest ethical standards available when doing so. Please help by giving us the neighborhoods that we were promised back. Thank you so much. I look forward to hearing from you soon.

Respectfully,



Zarul W. Lodwick

Danica C. Adams

From: shirleyblackman@gmail.com
Sent: Monday, January 09, 2017 4:31 PM
To: Danica C. Adams
Subject: Proposed Changes to Land Use Map

Sent from [Mail](#) for Windows I am writing in reference to the proposed Master Plan amendments made by Nadine Ramsey which impact District C in which I live. I am particularly concerned about map change 2c which would change future land use from RMF-POST to Mixed Use – High Density for some parts of Algiers. While this action might aid in the redevelopment of some blighted areas, I do not feel that it is appropriate for the area along Stratford Place which includes Holy Spirit Church and the Provisions Seaside properties which are currently zoned RMF-Post. This is part of a residential area that is not blighted and one which does not lend itself to mixed-use development. The neighborhood is very active in the community and the church as well. The type of development proposed would create issues with parking and traffic on roads that are already in dismal condition, and in some cases barely passable.

It is my understanding that there has been some discussion in the office of Nadine Ramsey to change the proposed boundary of the RMF-Post section of the Future Land Use Map to exclude the properties on Stratford Place from the proposed Mixed -Use High Density category. I strongly support such action as it would help maintain the character of the neighborhood and the quality of life of its residents. Your consideration in this matter is greatly appreciated.

Sincerely,

Shirley R. Blackman

Danica C. Adams

From: Evans Thibodeaux <epth@bellsouth.net>
Sent: Monday, January 09, 2017 6:05 PM
To: Danica C. Adams
Subject: Land Use

Danica Adams
City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

Dear Ms. Adams,

I am writing to comment on the proposed master plan amendments made by Nadine Ramsey, Councilmember for District C, in which I reside. Specifically proposed map change 2c, which reads:
In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate in-fill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Certainly there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas. My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development. There is really no reason for the Properties on Stratford to be included in re-zoning. I respectfully submit that they be excluded.

Aylin Maklansky and Kara Johnson of CM Nadine Ramsey's office have been consulted on this. They agreed that it would make sense to change the boundary of the RMF-POST section of the Future Land Use Map labeled PD-12 – 1-B to exclude the properties on Stratford Place. The natural boundary is the Norman Canal. Everything else north of the canal between Sullen Place and Woodland Drive is zoned for single families (SF-POST). It would make more sense for those properties be changed to SF-POST as well, rather than to any mixed use designation. That would not affect the Church, since that use is allowed in single family zoned areas. It would not immediately affect the Seaside property, either. Only if the property falls into disuse for at least six months would the current zoning be changed.

Sincerely,

Evans Thibodeaux Resident Aurora Gardens

Danica C. Adams

From: lynne kennedy <lyn46ray@hotmail.com>
Sent: Monday, January 09, 2017 12:49 PM
To: Danica C. Adams
Subject: Master Plan Proposal for Future Land Use District C
Attachments: Letter from Rob Zrabkowski.pdf

Good afternoon Ms. Adams,

I'm responding to the proposed changes for Future Land Use in District C by way of attaching a letter sent to you a while back from our Vice President of the Aurora Gardens Neighborhood Assoc., Rob Zrabkowski.

I agree with everything Mr. Zrabkowski states in the attached letter concerning these changes in District C, with special regard to Seaside Group Home. I live directly across the street from this facility on Stratford Place and since it's opening last April 2016 it has had a negative impact on our street and neighborhood. This property is not a good candidate for mixed use development.

Thank you for allowing me to voice my opinion on this very critical proposed plan of land use.

Lynne Kennedy
Member
Aurora Garden Neighborhood Assoc.

Danica C. Adams

From: Kcripoll <kcripoll@bellsouth.net>
Sent: Monday, January 09, 2017 8:34 AM
To: Danica C. Adams
Subject: Proposed Master Plan Amendments

Danica Adams
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

Dear Ms. Adams,

I am writing to comment on the proposed master plan amendments made by Nadine Ramsey, Councilmember for District C, in which I reside. Specifically proposed map change 2c, which reads:
In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate in-fill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Certainly there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas. My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development.

Aylin Maklansky and Kara Johnson of CM Nadine Ramsey's office have been consulted on this. They agreed that it would make sense to change the boundary of the RMF-POST section of the Future Land Use Map labeled PD-12 – 1-B to exclude the properties on Stratford Place. The natural boundary is the Norman Canal. Everything else north of the canal between Sullen Place and Woodland Drive is zoned for single families (SF-POST). It would make more sense for those properties be changed to SF-POST as well, rather than to any mixed use designation. That would not affect the Church, since that use is allowed in single family zoned areas. It would not immediately affect the Seaside property, either. Only if the property falls into disuse for at least six months would the current zoning be changed.

Sincerely,

Kawana Ripoll
Algiers and
Walnut Bend Resident

Danica C. Adams

From: James Lasseigne <accessjob@aol.com>
Sent: Monday, January 09, 2017 4:41 AM
To: Danica C. Adams
Subject: Proposed Master Plan Amendments

James and Peggy Lasseigne
6154 Stratford Place
New Orleans, LA 70131
504-394-4816

January 8, 2017

Danica Adams
City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

Dear Ms. Adams,

I am writing to comment on the proposed master plan amendments made by Nadine Ramsey, Councilmember for District C, in which I reside. Specifically proposed map change 2c, which reads:

In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate in-fill development; to encourage redevelopment of town centers; and to create

centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Certainly there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas. My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development.

Aylin Maklansky and Kara Johnson of CM Nadine Ramsey's office have been consulted on this. They agreed that it would make sense to change the boundary of the RMF-POST section of the Future Land Use Map labeled PD-12 – 1-B to exclude the properties on Stratford Place. The natural boundary is the Norman Canal. Everything else north of the canal between Sullen Place and Woodland Drive is zoned for single families (SF-POST). It would make more sense for those properties be changed to SF-POST as well, rather than to any mixed use designation. That would not affect the Church, since that use is allowed in single family zoned areas. It would not immediately affect the Seaside property, either. Only if the property falls into disuse for at least six months would the current zoning be changed.

Sincerely,

James Lasseigne

Sent from my iPad

Danica C. Adams

From: PBLasseigne@aol.com
Sent: Sunday, January 08, 2017 2:38 PM
To: Danica C. Adams
Subject: Proposed Master Plan Amendments

**James and Peggy Lasseigne
6154 Stratford Place
New Orleans, LA 70131
504-394-4816**

January 8, 2017

Danica Adams
City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

Dear Ms. Adams,

I am writing to comment on the proposed master plan amendments made by Nadine Ramsey, Councilmember for District C, in which I reside. Specifically proposed map change 2c, which reads:
In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate in-fill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Certainly there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas. My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development.

Aylin Maklansky and Kara Johnson of CM Nadine Ramsey's office have been consulted on this. They agreed that it would make sense to change the boundary of the RMF-POST section of the Future Land Use Map labeled PD-12 – 1-B to exclude the properties on Stratford Place. The natural boundary is the Norman Canal. Everything else north of the canal between Sullen Place and Woodland Drive is zoned for single families (SF-POST). It would make more sense for those properties be changed to SF-POST as well, rather than to any mixed use designation. That would not affect the Church, since that use is allowed in single family zoned areas. It would not immediately affect the Seaside property, either. Only if the property falls into disuse for at least six months would the current zoning be changed.

Sincerely,

Danica C. Adams

From: Pops Horan <pops900@yahoo.com>
Sent: Saturday, January 07, 2017 10:19 AM
To: Danica C. Adams
Subject: Show of support against less restrictive zoning for Seaside properties

Dear Ms. Adams,

I am a resident of Algiers, in Aurora Gardens and am sending this note to show I do not support loosening the zoning restrictions related to the Provisions Seaside property on Stratford. They have proven their organization cannot manage their business properly. The documented disturbances resulting in negative actions against the immediate neighbors would increase dramatically if they were allowed to change the zoning and add more housing.

I do belong to the Aurora Gardens Neighborhood Association and have cut/pasted a section from a note sent to you by the AGNA Vice President so show my agreement with his note.

"Certainly there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas. My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development."

Thank you for your time.

Dennis Horan
210 Fairfax Pl
Algiers. 70131

Sent from Yahoo Mail for iPad

Danica C. Adams

From: Alita Tebault <a1ita@yahoo.com>
Sent: Saturday, January 07, 2017 9:53 AM
To: Danica C. Adams
Subject: Proposed Master Plan Amendments

January 7, 2016

Danica Adams
City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

Dear Ms. Adams,

I am writing to comment on the proposed master plan amendments made by Nadine Ramsey, Councilmember for District C. Specifically proposed map change 2c, which reads:
In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate in-fill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Certainly there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas. My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development.

Aylin Maklansky and Kara Johnson of CM Nadine Ramsey's office may have been consulted on this. It is possible they agreed that it would make sense to change the boundary of the RMF-POST section of the Future Land Use Map labeled PD-12 – 1-B to exclude the properties on Stratford Place. The natural boundary is the Norman Canal. Everything else north of the canal between Sullen Place and Woodland Drive is zoned for single families (SF-POST). It would make more sense for those properties be changed to SF-POST as well, rather than to any mixed use designation. That would not affect the Church, since that use is allowed in single family zoned areas. It would not immediately affect the Seaside property, either. Only if the property falls into disuse for at least six months would the current zoning be changed. Thank you for your time and consideration.

Sincerely,
Alita Tebault

Sent from Yahoo Mail on Android

Paul Cramer

From: Brooke Perry
Sent: Tuesday, January 10, 2017 9:06 AM
To: Paul Cramer
Subject: FW: Zoning map 12

Brooke Perry
Senior City Planner
New Orleans City Planning Commission
1300 Perdido Street, Suite 7W03
New Orleans, LA 70112
Office: 504.658.7035
BTPerry@nola.gov

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

From: CPCInfo
Sent: Tuesday, January 10, 2017 8:39 AM
To: Brooke Perry <btperry@nola.gov>
Subject: FW: Zoning map 12

From the CPC Info email . . .

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

From: Sassy [<mailto:sassynola23@gmail.com>]
Sent: Tuesday, January 10, 2017 6:59 AM
To: CPCInfo
Cc: fkong@nola.gov
Subject: Zoning map 12

Zoning map 12 Algiers has a change of It commercial to high density multi-use for schwegmanns lots (3-4) now used by event rentals, defaulted storage, seafood store (closed) and several mother surrounding lots bounded by woodland drive, general degualle/woodland hwy and tullis. We, neighbors please ask that this zoning change NOT BE IMPLEMENTED. If any change made from It commercial it should be to SINGLE FAMILY RESIDENTIAL. This was the zoning in place and surrounding neighborhoods agreed to zoning change via restrictions of landscaping and maintenance standards at request of schwegmanns.

There are already too many apartment cplexes and unused commercial property in Algiers. Many of these are not being maintained and/or are vacant. Neighborhoods surrounding are primarily single family residential and would prefer it remain so. Thank you for your consideration. Jriggins

Sent from my iPod

Paul Cramer

From: CPCinfo
Sent: Tuesday, January 10, 2017 8:34 AM
To: Paul Cramer
Subject: FW: citizen comment on proposed master plan amendments made by Councilmember Nadine Ramsey : Map change 2c

From: Stephen [mailto:smgp12@hotmail.com]
Sent: Monday, January 09, 2017 4:58 PM
To: CPCinfo; Danica C. Adams
Subject: Fw: citizen comment on proposed master plan amendments made by Councilmember Nadine Ramsey : Map change 2c

Hello,

I just wanted to mention that we hope that you have received a number of emails/letters from long time and newer residents of the Algiers section of New Orleans. You likely received a number of them with, for the most part, the same letter. That is by design. Rob Zrabkowski wrote a fine letter and has been engaged on the Seaside issue and some zoning info for months now.

The respondents are not close friends or family to Rob. We know him only through a community networking method and believe in his struggle against the presence of the Seaside Group Home and its potential growth and expansion. So, the emails that you are receiving are from a diverse and united group of Algiers residents. We are from various neighborhoods.

The emails are a tip of the iceberg. Many others throughout Algiers don't support the potential growth or existence of Seaside within such a vulnerable residential neighborhood.

In other areas of Algiers, I'm somewhat fine with high density if, as my letter included, development such as that is done smartly and understanding that economic diversity is valued and not making Algiers the newer location for haphazard and public resource bleeding development like eastern New Orleans was treated in the late 1980s and into the 1990s by the councilman of that area at the time and by others in power.

Thanks, again, for your time.

Stephen Mosgrove
V.P. Aurora West Civic Association
504-715-8914

From: Stephen <smgp12@hotmail.com>
Sent: Friday, January 6, 2017 3:19 PM
To: dcadams@nola.gov; cpcinfo@nola.gov

Subject: citizen comment on proposed master plan amendments made by Councilmember Nadine Ramsey : Map change 2c

January 6, 2017

Danica Adams
City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

Dear Ms. Adams,

I am writing to comment on the proposed master plan amendments made by Nadine Ramsey, Councilmember for District C, in which I reside, specifically proposed map change 2c, which reads:

In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate in-fill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Certainly, there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas especially if developed into economically strong and diverse communities that can self-sustain commercial vibrancy and public safety or receive the necessary public resources for such quality living.

My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Catholic Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development.

I grew up in the Algiers section of New Orleans and have bought my second home there since the stifling devastation of Hurricane Katrina in 2005. I know the Aurora Gardens neighborhood well what it was and what it is and what it still can be. Provisions Seaside does not enhance that community nor does it improve the neighborhood's chances of strengthening its quality of life and neighborhood integrity and stability.

I do not live in Aurora Gardens. However, citizens all across Algiers are against bad developments and are also against that specific development for which we do not want to see zoning amendments to ease Seaside's presence. As a citizen and native of the Algiers section, I support the Aurora Gardens Neighborhood Association in their entire objection to the presence of the Seaside facility and its potential for growth if zoning amendments allow its growth.

Aylin Maklansky and Kara Johnson of CM Nadine Ramsey's office have been consulted on this. They agreed that it would make sense to change the boundary of the RMF-POST section of the Future Land Use Map labeled PD-12 – 1-B to exclude the properties on Stratford Place. The natural boundary is the Norman Canal.

Everything else north of the canal between Sullen Place and Woodland Drive is zoned for single families (SF-POST). It would make more sense for those properties be changed to SF-POST as well, rather than to any mixed use designation. That would not affect the Church, since that use is allowed in single family zoned areas. It would not immediately affect the Seaside property, either. Only if the property falls into disuse for at least six months would the current zoning be changed.

If this letter seems familiar, it is a copy of Rob Zrabkowski's with some additions from me. I thank you for your time and effort on these matters and your service to our beautiful city.

Stephen G. Mosgrove
Vice-President, Aurora West Civic Association
2912 Hudson Place
New Orleans, LA 70131

Paul Cramer

From: CPCinfo
Sent: Monday, January 09, 2017 9:06 AM
To: Paul Cramer
Subject: FW: citizen comment on proposed master plan amendments made by Councilmember Nadine Ramsey : Map change 2c

From: Stephen [<mailto:smgp12@hotmail.com>]
Sent: Friday, January 06, 2017 3:20 PM
To: Danica C. Adams; CPCinfo
Subject: citizen comment on proposed master plan amendments made by Councilmember Nadine Ramsey : Map change 2c

January 6, 2017

Danica Adams
City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

Dear Ms. Adams,

I am writing to comment on the proposed master plan amendments made by Nadine Ramsey, Councilmember for District C, in which I reside, specifically proposed map change 2c, which reads:

In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate in-fill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Certainly, there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas especially if developed into economically strong and diverse communities that can self-sustain commercial vibrancy and public safety or receive the necessary public resources for such quality living.

My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Catholic Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development.

I grew up in the Algiers section of New Orleans and have bought my second home there since the stifling devastation of Hurricane Katrina in 2005. I know the Aurora Gardens neighborhood well what it was and what it is and what it still can be. Provisions Seaside does not enhance that community nor does it improve the neighborhood's chances of strengthening its quality of life and neighborhood integrity and stability.

I do not live in Aurora Gardens. However, citizens all across Algiers are against bad developments and are also against that specific development for which we do not want to see zoning amendments to ease Seaside's presence. As a citizen and native of the Algiers section, I support the Aurora Gardens Neighborhood Association in their entire objection to the presence of the Seaside facility and its potential for growth if zoning amendments allow its growth.

Aylin Maklansky and Kara Johnson of CM Nadine Ramsey's office have been consulted on this. They agreed that it would make sense to change the boundary of the RMF-POST section of the Future Land Use Map labeled PD-12 – 1-B to exclude the properties on Stratford Place. The natural boundary is the Norman Canal. Everything else north of the canal between Sullen Place and Woodland Drive is zoned for single families (SF-POST). It would make more sense for those properties be changed to SF-POST as well, rather than to any mixed use designation. That would not affect the Church, since that use is allowed in single family zoned areas. It would not immediately affect the Seaside property, either. Only if the property falls into disuse for at least six months would the current zoning be changed.

If this letter seems familiar, it is a copy of Rob Zrabkowski's with some additions from me. I thank you for your time and effort on these matters and your service to our beautiful city.

Stephen G. Mosgrove
Vice-President, Aurora West Civic Association
2912 Hudson Place
New Orleans, LA 70131

Paul Cramer

From: Stephen K. Kroll
Sent: Monday, January 09, 2017 10:52 AM
To: Paul Cramer
Subject: Fwd: High Density Multi-family Homes

Sent from a mobile device. Please excuse any grammatical errors or misspellings.

Begin forwarded message:

From: CPCinfo <CPCinfo@nola.gov>
Date: January 9, 2017 at 9:05:07 AM CST
To: "Stephen K. Kroll" <skroll@nola.gov>
Subject: FW: High Density Multi-family Homes

From: C Duplantier [<mailto:chiwandad@gmail.com>]
Sent: Saturday, January 07, 2017 7:44 AM
To: CPCinfo
Subject: High Density Multi-family Homes

Good Morning

I am a taxpayer residing in Algiers. I am completely against Councilwoman Nadine Ramsay's proposal for High Density Multi-family land use. Algiers is already dealing with enough issues with crime in high density areas.

Truly ashamed to be a constituent of Nadine Ramsey.

If you have any questions you may call me at 225.221.8640.

Kindest Regards
DeeDee Duplantier

Paul Cramer

From: CPCinfo
Sent: Monday, January 09, 2017 12:04 PM
To: Paul Cramer
Cc: Danica C. Adams
Subject: FW: Future Land Use Map Change 2c

From: susan diehl [<mailto:diver16@hotmail.com>]
Sent: Monday, January 09, 2017 10:50 AM
To: CPCinfo; Danica C. Adams
Subject: Future Land Use Map Change 2c

Danica Adams
City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112

Dear Ms. Adams,

Regarding the proposed master plan amendment made by Nadine Ramsey, Councilmember for District C, I am stating my opposition to map change 2c. The change is stated as:

In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhoods hubs with strategically located higher density nodes and appropriate in-fill development, to encourage redevelopment of town centers, and to create centers of critical mass that can support enhanced public transportation, and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

There are areas of Algiers that are underdeveloped or blighted and the proposed map change makes sense for those other areas. This section however, on Stratford Place, currently zoned RMF-POST, includes Holy Spirit Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331, and 6341 Stratford Place). The Aurora Gardens Neighborhood Association (my neighbors) has already had a zoning issue regarding the Seaside property. A less restrictive zoning is not in the best interests of this property or the neighborhood. It is neither underdeveloped nor a good candidate for mixed-use development.

Aylin Maklansky and Kara Johnson of CM Nadine Ramsey's office have been consulted on this. They agree that it would make sense to change the boundary of the RMF-POST section of the Future Land Use Map labeled PD-12-1B to exclude the properties on Stratford Place. The natural boundary is the Norman Canal. Everything else north of the canal between Sullen Place and Woodland Drive is zoned for single families (SF-POST). It makes more sense for those properties on Stratford to be changed to SF-POST as well, rather than to any mixed use designation. That would not affect the Church, since that use is allowed in single family zones

areas. It would not immediately affect the Seaside property either. Only if the property falls into disuse for at least six months would the current zoning be changed.

Thank you very much for your time and consideration on this matter.

Sincerely,

Susan Diehl
Bocage Civic Association Street Rep

Paul Cramer

From: CPCinfo
Sent: Monday, January 09, 2017 2:16 PM
To: Paul Cramer
Subject: FW: Proposed Amendment to the Master Plan by Council Member Ramsey

From: Kmdoucette [<mailto:kmdoucette@aol.com>]
Sent: Monday, January 09, 2017 2:00 PM
To: CPCinfo
Cc: Danica C. Adams
Subject: Proposed Amendment to the Master Plan by Council Member Ramsey

City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

City Planning Commission Leadership,

I am writing to comment on the proposed master plan amendments made by Nadine Ramsey, Council member for District C, in which I reside. Specifically proposed map change 2c, which reads:
In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate in-fill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Certainly there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas. My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development. I further submit that any zoning changes proposed should be vetted by the applicable neighborhood associations prior to submission to the City Planning Commission. I'm monitoring the issues related to Seaside Group Home and would not want to have a similar issue within Walnut Bend.

Best regards,

Kevin M. Doucette
Vice President, Walnut Bend Civic Association
kmdoucette@aol.com



December 12, 2016

Danica Adams
City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

Dear Ms. Adams,

I am writing to comment on the proposed master plan amendments made by Nadine Ramsey, Councilmember for District C, in which I reside. Specifically proposed map change 2c, which reads:

In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate in-fill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Certainly there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas. My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development.

Aylin Maklansky and Kara Johnson of CM Nadine Ramsey's office have been consulted on this. They agreed that it would make sense to change the boundary of the RMF-POST section of the Future Land Use Map labeled PD-12 – 1-B to exclude the properties on Stratford Place. The natural boundary is the Norman Canal. Everything else north of the canal between Sullen Place and Woodland Drive is zoned for single families (SF-POST). It would make more sense for those properties be changed to SF-POST as well, rather than to any mixed use designation. That would not affect the Church, since that use is allowed in single family zoned areas. It would not immediately affect the Seaside property, either. Only if the property falls into disuse for at least six months would the current zoning be changed.

Sincerely,

Rob Zrabkowski
Vice President
Aurora Gardens Neighborhood Assoc.

Lynne M. Henderson
104 Aurora Dr.
New Orleans, LA 70131
lynnehenderson@cox.net

December 12, 2016

Danica Adams
City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

Dear Ms. Adams,

I am writing to comment on the proposed master plan amendments made by Nadine Ramsey, Councilmember for District C, in which I reside. Specifically, proposed map change 2c, which reads:

In Planning District 12, in the Fifth Municipal district, change the future land use from RMF-POST to Mixed Use High Density to encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate in-fill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Certainly there are areas of Algiers that are underdeveloped or blighted. This proposed map change makes sense for those areas. My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Church and the Provisions Seaside property (2301, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development.

Aylin Maklansky and Kara Johnson of CM Nadine Ramsey's office have been consulted on this. They agreed that it would make sense to change the boundary of the RMF-POST section of the Future Land Use Map labeled PD-12 – 1-B to exclude the properties on Stratford Place. The natural boundary is the Norman Canal. Everything else north of the canal between Sullen Place and Woodland Drive is zoned for single families (SF-POST). It would make more sense for those properties be changed to SF-POST as well, rather than to any mixed use designation. That would not affect the Church, since that use is allowed in single family zoned areas. It would not immediately affect the Seaside property, either. Only if the property falls into disuse for at least six months would the current zoning be changed.

Sincerely,



Lynne M. Henderson

ZARUL W. LODWICK
6338 Maumus Ave.
New Orleans, La. 70131-7300
(504) 391-0577

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

November 18, 2016

RE: Master Plan and Amendments

Dear Mr. Rivers,

On October 27, 2016 along with several of my very concerned neighbors I attended your meeting to the public regarding possible changes to the Master Plan for our area. At that time you expressed that your Department had not put forth any new proposals for this area within the last five years. In your presentation you showcased amendments entered by our City Council Representative Nadine Ramsey on September 9, 2016. Some of these changes as a community we have rejected vehemently. We have fought as a community to change this course of action with some success, but require assistance to complete it.

On November 14, 2016 before the Zoning Board we stood as a Community united to maintain the character of our neighborhood, the quality of life that we were promised to have as homeowners, and to reject any plan that would diminish these rights. Our State Senator Troy Carter as a Representative, but also as a resident stood with us, the Aurora Garden Homeowners Association Vice President Rob Zrabkowski, and several neighbors made an effective and passionate argument to the Board regarding the proposed changes to a portion of land that would compromise not only the neighbors, but city services as well.

The Board heard us and ruled in our favor. They voted to deny Safety and Permits to issue any further licenses to the five requested by Seaside Therapeutic Group for use as a "Convalescence Home, Therapeutic Group Home, and all the other names they tried to call it." This was governance and courage. They would not allow the rules to be contorted to accommodate the special interest of a few in power to overcome an entire community. I and most everyone in my subdivision, and surrounding neighborhoods are asking you to do the same. That would include Tall Timbers, Bocage, Aurora West, Real Timbers, Cutoff, Huntlee Village, Walnut Bend, and others.

As a part of planning, Council Member Ramsey's Amendments, in the Zoning District lacks clarity from the Residential Multifamily Post –War to the Mixed use High Density. It has not been defined nor have the necessary services to accommodate such changes been planned for in advance. This lack of consideration not only causes us to question who should be able to enter amendments, if they are collaborating with you for the benefit of all of us or just a few, and why

their doing it in the first place. You have been selected to plan for this city. It was believed that Council Member Ramsey would represent our District and help to procure funds for you to do so, create commerce, see to it that we would have city services to accommodate our population.

We have seen an exponential rise in crime, to the point that the officers don't make new reports. They sign previously issued Police reports with their names and dates of the new incident or Item numbers. It took 10 hours for an officer to come to a property damage incident.

We are losing businesses by the dozens, some are reasonable loses changing with technology, others are unfortunately landmarks, finding ways to incentivize should be our goal. EMS responds to calls on the double and for that we are grateful, but if you are in trouble and the CCC is backed up, good luck and God Bless is your fate. No Hospitals or Satellite Stations. Can we really afford not to pay attention to these things? The Amendments just add more bodies. We are not trying to absorb the lack of affordable housing in the City alone or become the headquarters for according to members of Mr. Munster's office at risk unsupervised mentally ill youth in this area in such large numbers with a turnover rate of six months.

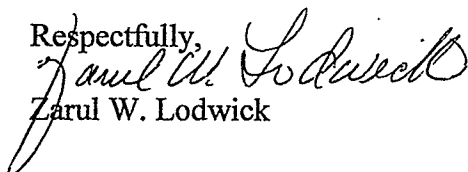
You mentioned in your presentation that rules do not allow for certain portions of land that are outside of the boundaries you planned for could be included at the request of the owner. These owners were requesting such changes. They are using any possible avenue to accomplish this measure. It appears that our Council member is doing the same thing, but trying to use your office as the agent of change. This is an attempt to ratify the Zoning and take the decision away from the Board. Thereby to deem their decision invalid, worthless and an unnecessary function of your branch of local government. Please Don't Allow It. On your map this includes a small section blocked off with the Municipal Addresses of 6301 -6341 Strafford Place to have the Zoning changed. This would be the back door. Please close it.

As a point of curiosity our neighborhood is not against helping those who are mentally challenged. We are willing to accept our share. If the goal was to help these young men to assimilate into a residential neighborhood as stated by the organization and not to institutionalize them, they have failed miserably and defeated their stated objective. This is the creation of an institution that would be more harmful than helpful to them.

Please reject the following: The Proposed Flum of Mixed Use High Use Density for Planning District 12 PD12-01A through PD12-01M (No Zoning District Listed) and Mixed Use Low Density PD 12-02(Zoning District HU-RD2)

We have confidence that you have been placed in this position of authority to make the best decisions for planning, and that your input should be paramount. We are hopeful that you will be given all of the information, tools and resources you need to make that decision according to the rules and that you abide by the highest ethical standards available when doing so. Please help by giving us the neighborhoods that we were promised back. Thank you so much. I look forward to hearing from you soon.

Respectfully,



Zarul W. Lodwick

Paul Cramer

From: Danica C. Adams
Sent: Friday, January 06, 2017 5:00 PM
To: Paul Cramer
Subject: FW: citizen comment on proposed master plan amendments made by Councilmember Nadine Ramsey : Map change 2c

Citizen comment for PD12

From: Stephen [<mailto:smgp12@hotmail.com>]
Sent: Friday, January 06, 2017 3:20 PM
To: Danica C. Adams <dcadams@nola.gov>; CPCinfo <CPCinfo@nola.gov>
Subject: citizen comment on proposed master plan amendments made by Councilmember Nadine Ramsey : Map change 2c

January 6, 2017

Danica Adams
City Planning Commission
1300 Perdido Street
7th Floor Suite 7W03
New Orleans, Louisiana, 70112
dcadams@nola.gov

Dear Ms. Adams,

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My concern is with the section that is currently zoned RMF-POST on Stratford Place which includes Holy Spirit Catholic Church and the Provisions Seaside property (6201, 6301, 6311, 6321, 6331 & 6341 Stratford Pl.). Aurora Gardens Neighborhood Association has already had a zoning issue regarding the Seaside property. We would not want to see a less restrictive zoning applied to that property. It is neither underdeveloped nor a good candidate for mixed-use development.

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If this letter seems familiar, it is a copy of Rob Zrabkowski's with some additions from me. I thank you for your time and effort on these matters and your service to our beautiful city.

Stephen G. Mosgrove
Vice-President, Aurora West Civic Association
2912 Hudson Place
New Orleans, LA 70131

09 January 2017

City of New Orleans
City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112
cpcinfo@nola.gov

Re: Master Plan Amendments: Future Land Use Map

City Planning Commission and Staff:

I am writing to submit a comment on the proposed Future Land Use Map in the Master Plan Amendments. I am a licensed architect as well as an urban designer with Waggonner & Ball in New Orleans, and this letter expresses my personal views, not the views of the firm. Per the file "CPC-proposed-FLUM-amendments.pdf," a cluster of parcels in the existing Parkland/Open Space grouping is proposed to become RSF-Post: 3975 Tullis Dr, 4101 Baldwin Woods Rd, 1331 Baldwin Woods Rd, and two listings of "A portion of land between Tullis Drive and the Orleans-Jefferson Parish line described as WEST N O REALTY TRACT").

My primary concern is that these parcels, adjacent to a canal on the parish line, would be well suited to become a type of stormwater park with additional water storage capacity if, for example, the canal were enlarged on the Orleans Parish side - in these very parcels. The idea of improving existing canals to increase safety and beauty, and to inspire smart development, is central to the Greater New Orleans Urban Water Plan, officially adopted by the City in August 2015 as an integral part of the Resilient NOLA plan.

I am concerned that this large, low-lying area of primarily forested land may become a conventional low density residential development, similar to existing neighborhoods farther up along this canal in Orleans Parish. These traditional suburban style developments have impervious streets and driveways that increase stormwater runoff, lack ecological habitat as well as connections for walking or biking between neighborhoods, and have buildings that turn their backs to the water.

The parcels that are proposed to be rezoned create an opportunity for a useful public space that could be centered around resilient water management within new development. A site like this, along an existing waterway in Orleans Parish, is a rare opportunity; this asks for a visionary type of new design that benefits the city and its residents into the future. The land use description of these parcels, "Regional Open Space," befits development that is exemplary, and that serves as a pilot project for New Orleans and our neighboring parishes, just across the canal.

I request that the City Planning Commission further study the potential of these parcels before changing the land use zoning. Thank you for your time and consideration.

Sincerely,



Thom Smith, AIA, LEED Green Assoc.
Waggonner & Ball Architects
2200 Prytania Street
New Orleans, LA 70130
504.524.5308
thom@wbae.com