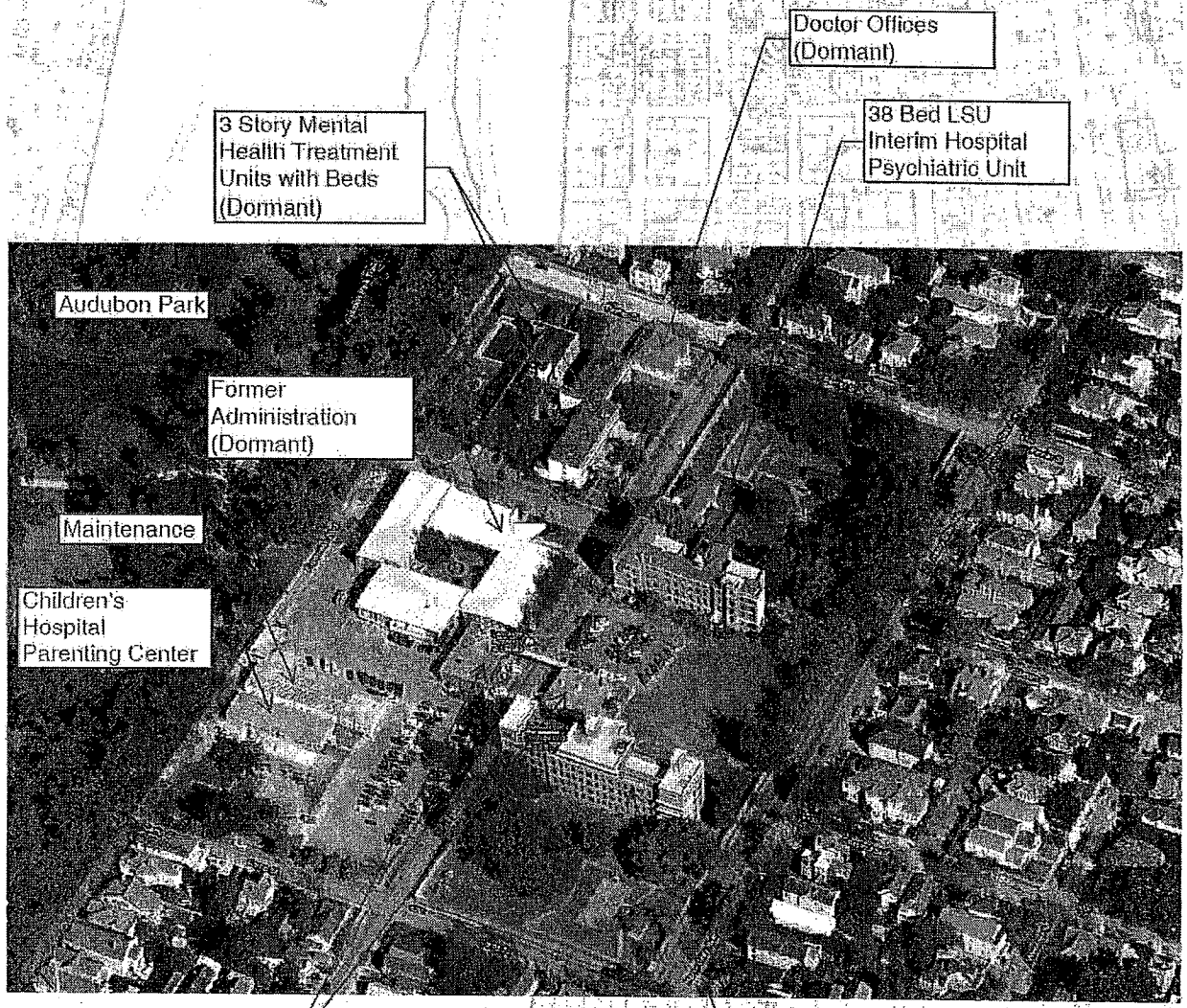
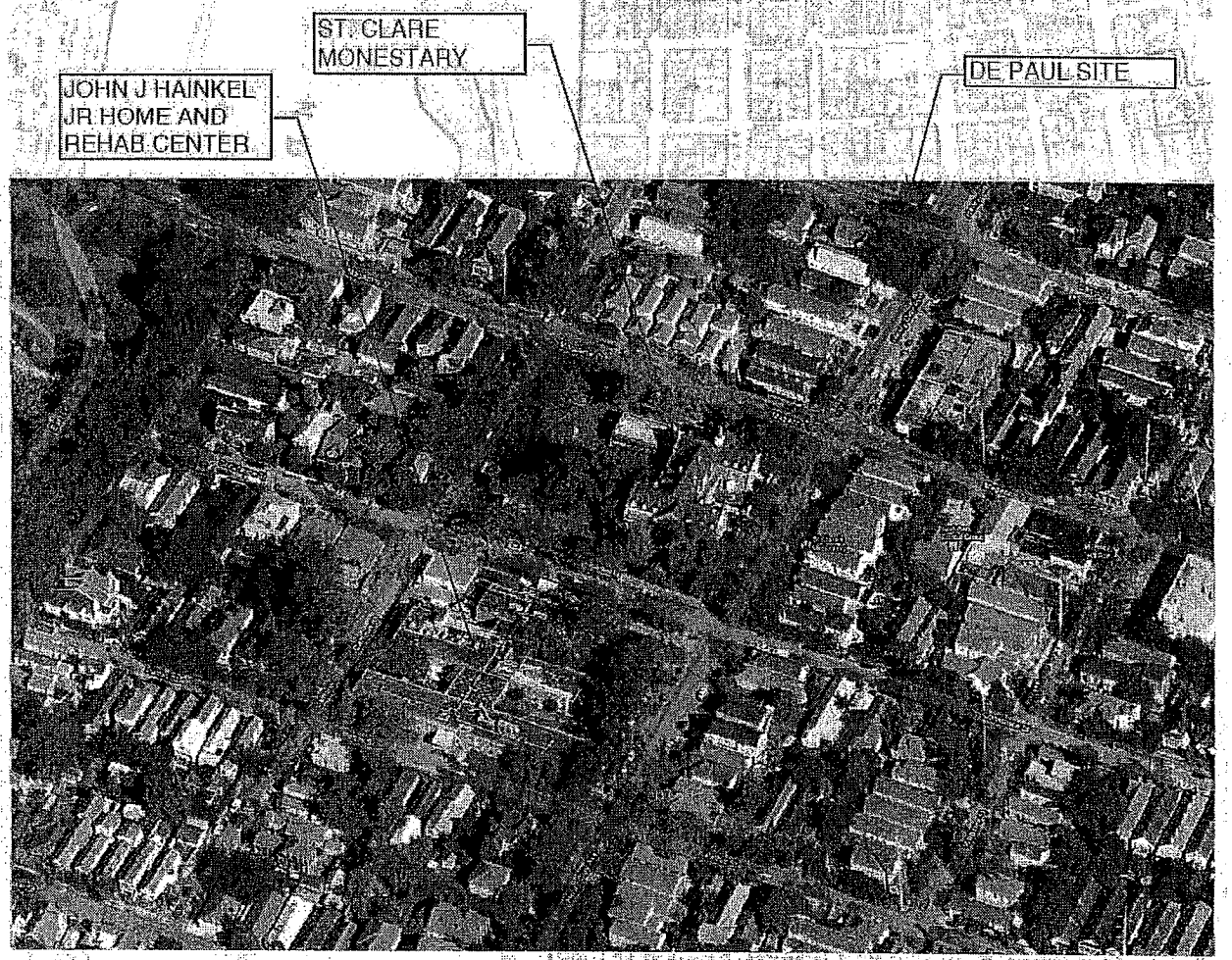
A LOW DENSITY SITE COMPLETELY SURROUNDED BY LOW DENSITY RESIDENTIAL PRE WAR AND THE PARK



DE PAUL SITE / CURRENT

CHANGED TO MEDICAL CAMPUS FROM RESIDENTIAL

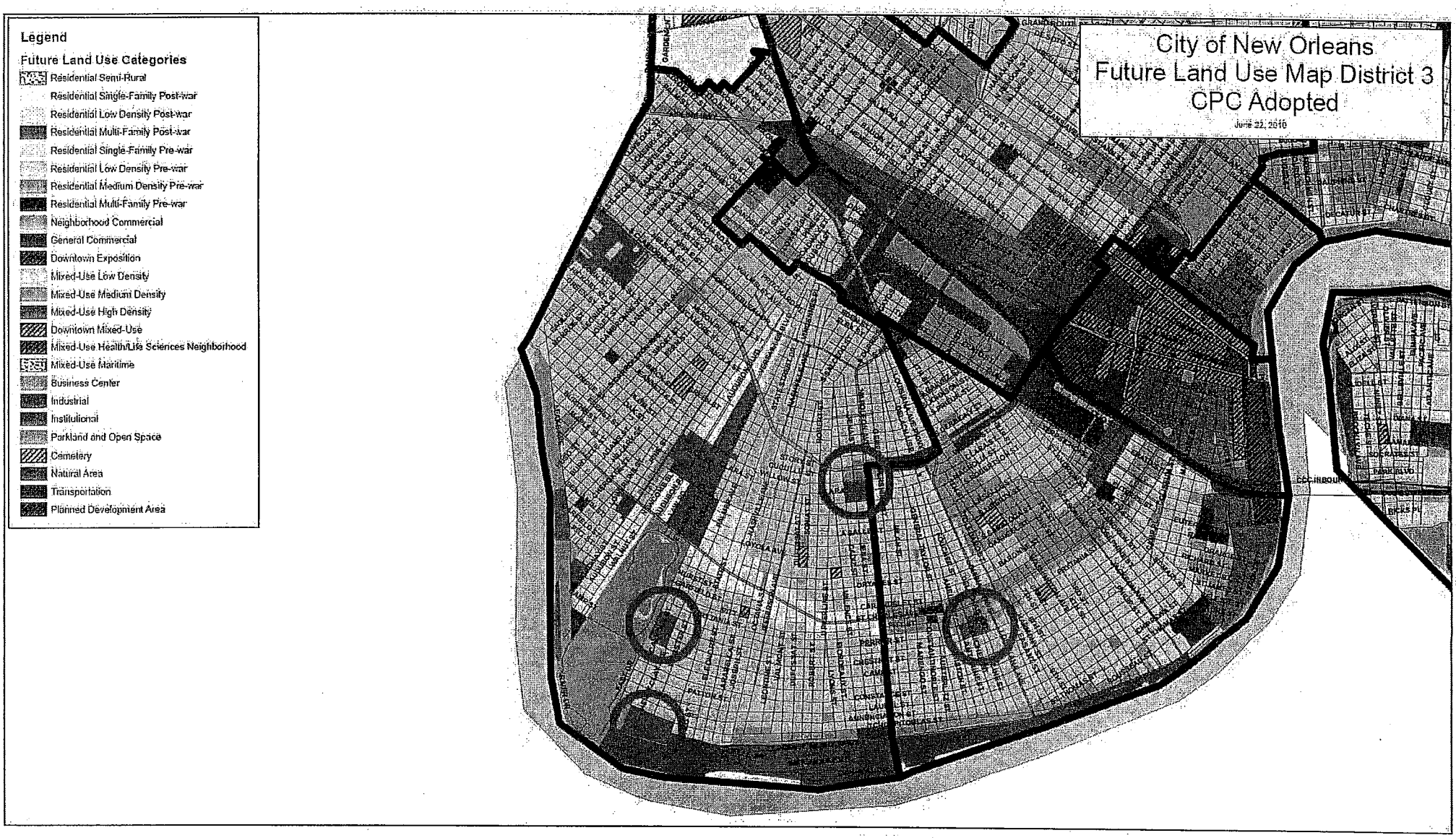
2 NEARBY FULL SQUARE PROPERTIES WHICH HAVE REMIANED LOW DENSITY PRE WAR UNDER THE MASTER PLAN - ONE A MONESTARY, ONE A NURSING HOME FACILITY.



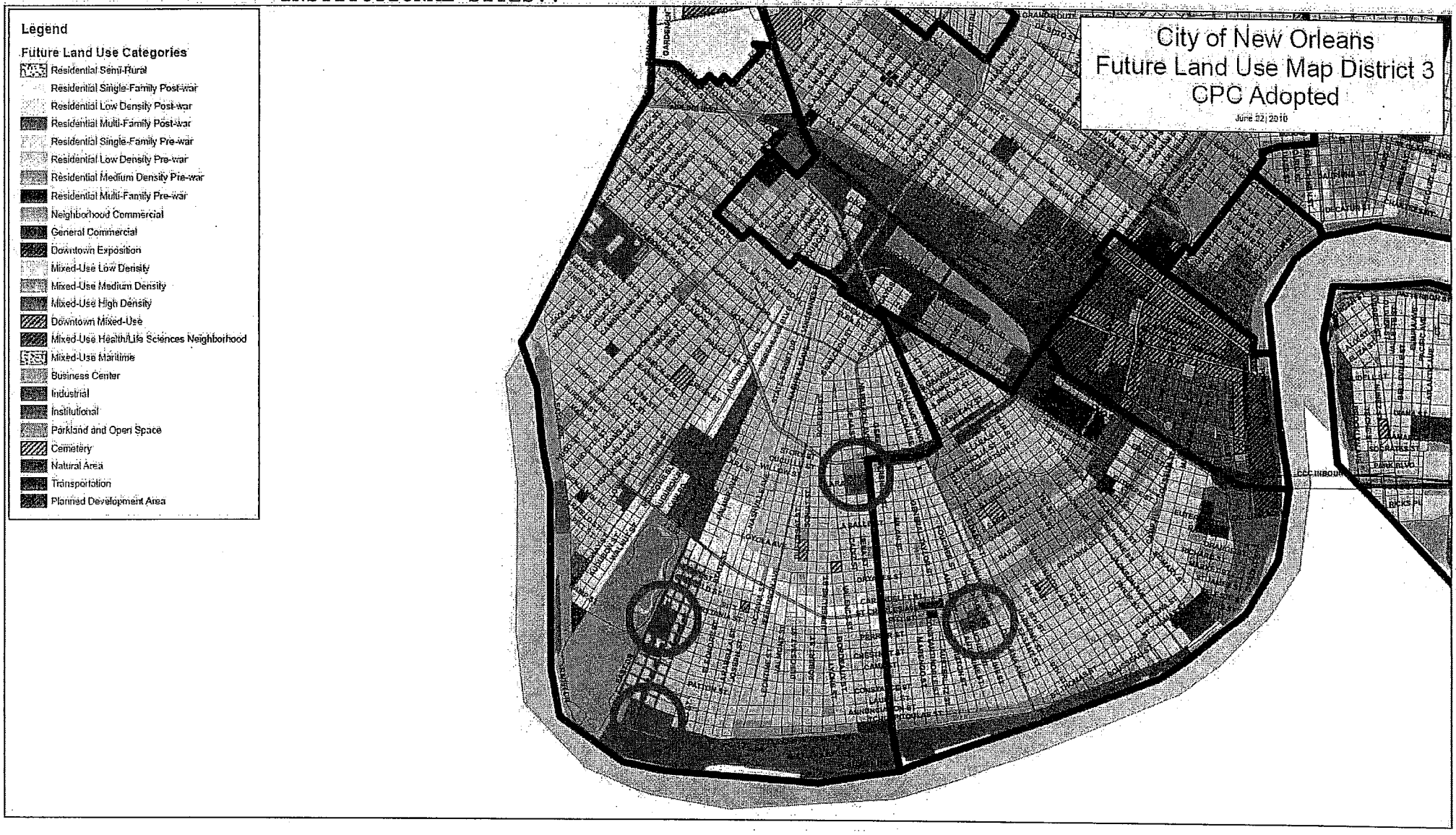
ST CLAIRE MONESTARY - JOHN J. HAINKEL HOME AND REHAB CENTER / CURRENT REMAINS RESIDENTIAL

City of New Orleans
Future Land Use Map District 3
CPC Adopted

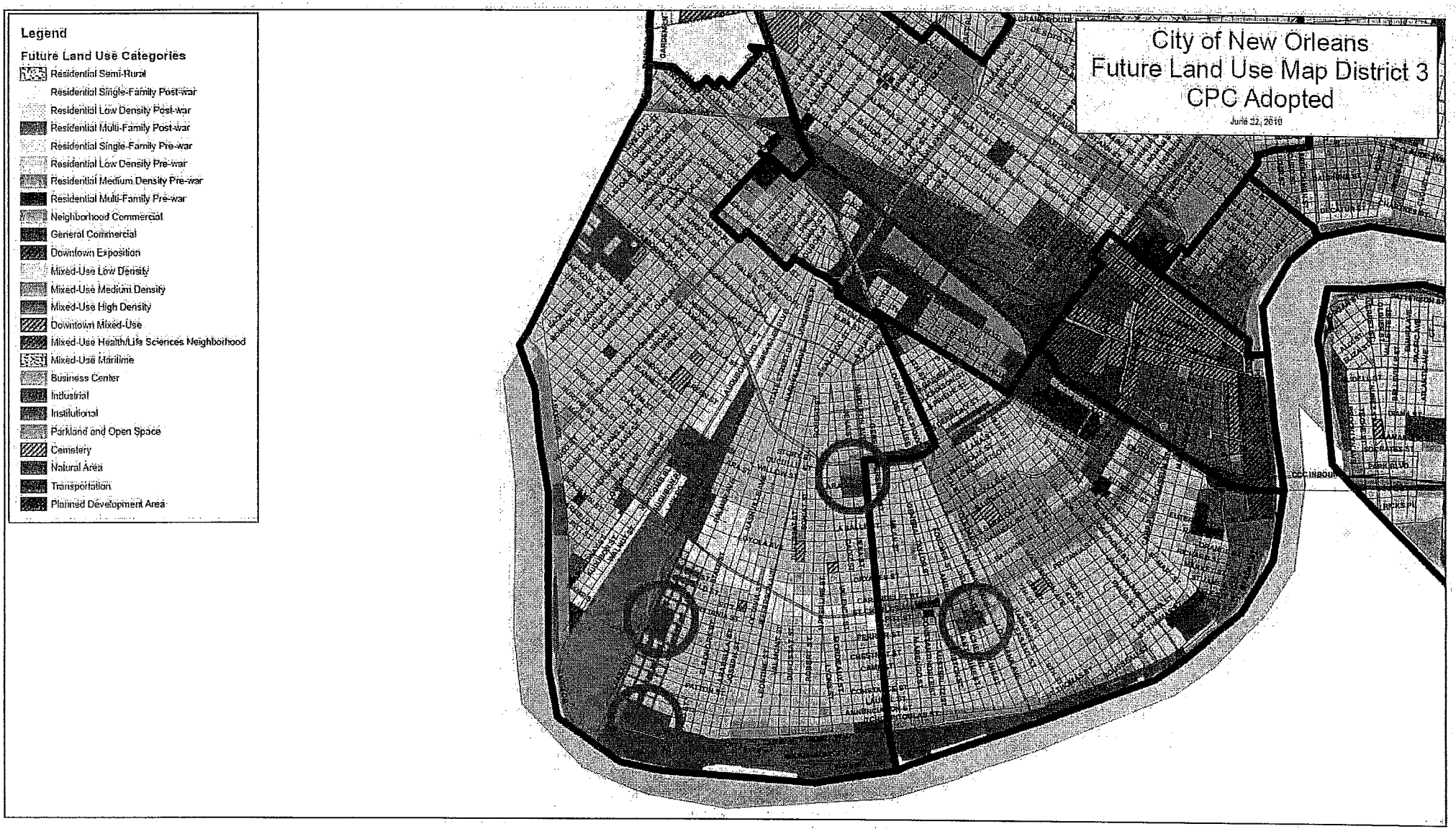
June 22, 2010



CLOSE PROXIMITY OF TWO INSTITUTIONAL DESIGNATIONS SHARING THE SAME OWNER MAGNIFIES THE NEGATIVE IMPACT ON THE NIEGHBORHOOD AS TRAFFIC BETWEEN THE TWO SITES IS STACKED ON TOP OF TRAFFIC GETTING TO AND LEAVING THE TWO SITES. A DETRIMENTAL IMPACT WILL BE EXPERIENCED BY RESIDENTIAL NEIGHBORHOOD BETWEEN THE MAJOR STREETS AND THE INSTITUTIONAL SITES..



AUDUBON PARK WILL ALSO BE NEGATIVELY EFFECTED AS NEIGHBORHOOD THAT SUROUNDS IT IS NEGATIVELY EFFECTED BY 2 INSTITUTIONAL SITES IN SUCH CLOSE PROXIMITY SHARING THE SAME OWNER NOT CONNECTED TO MAJOR ROADWAYS



City of New Orleans
Future Land Use Map District 3
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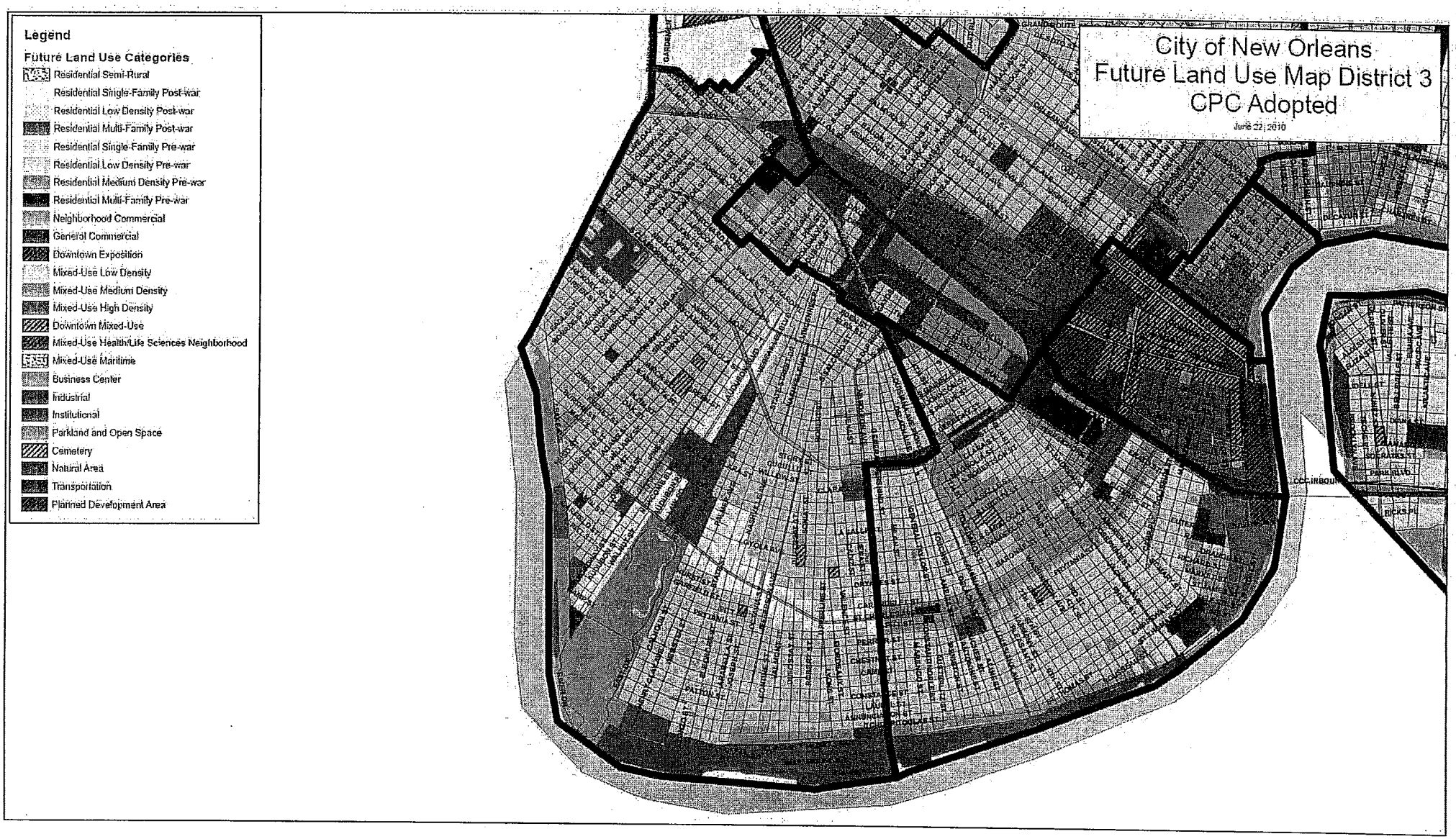
June 22, 2010



FUTURE LAND USE MAP CATEGORY	CONSISTENT DRAFT ZONING DISTRICTS
MIXED-USE HEALTH/LIFE SCIENCES NEIGHBORHOOD (MUHLS)	LS Life Science Mixed-Use District CBD-6 Medical Center District
PLANNED DEVELOPMENT AREA (PDA)	ESD Environmentally Sensitive Development District
INSTITUTIONAL (INS)	EC Educational Campus District MC Medical Campus District MS Medical Service District LI Light Industrial District
NATURAL AREAS (NA)	CZ Coastal Zone District NA Natural Areas District
PARKLAND AND OPEN SPACE (P)	OS-N Neighborhood Open Space District OS-G Greenway Open Space District OS-R Regional Open Space District NA Natural Areas District CZ Coastal Zone District VCP Vieux Carré Park District S-LP Lake Area Neighborhood Park District
CEMETERY (CEM)	OS-N Neighborhood Open Space District
TRANSPORTATION (TRAN)	HU-MU Neighborhood Mixed-Use District MU-1 Medium Intensity Mixed-Use District MU-2 High Intensity Mixed-Use District LI Light Industrial District HI Heavy Industrial District MI Maritime Industrial District OS-N Neighborhood Open Space District CBD-4 Exposition District

INSTITUAIONAL HAS ONLY FOUR HIGH DENSITY ZONING CLASSIFICATIONS AVAILABLE TO IT FROM THE CONSISTENCY TABLE. THE DE PAUL SITE IS LOW DENSITY AND SHOULD REMAIN SO.

FUTURE LAND USE MAP CATEGORY	CONSISTENT DRAFT ZONING DISTRICTS
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FUTURE LAND USE MAP CATEGORY	CONSISTENT DRAFT ZONING DISTRICTS
SEMI-RURAL RESIDENTIAL SINGLE-FAMILY (SRS)	RRE Rural Residential Estate District
PRE-WAR RESIDENTIAL SINGLE-FAMILY (RSF-Pre)	HU-RS Single-Family Residential District
POST-WAR RESIDENTIAL SINGLE-FAMILY (RSF-Post)	S-RS Single-Family Residential District S-LRS1 Lakeview Single-Family Residential District S-LRS2 Lake Vista and Lake Shore Single-Family Residential District S-LRS3 Lakewood and Country Club Gardens Single-Family Residential District
PRE-WAR RESIDENTIAL LOW DENSITY (RLD-Pre)	HMR-1 Historic Marigny/Tremé Residential District HMR-2 Historic Marigny/Tremé Residential District HMR-3 Historic Marigny/Tremé Residential District HMC-1 Historic Marigny/Tremé Commercial District HU-RD1 Two-Family Residential District HU-RD2 Two-Family and Townhouse Residential District HU-RM1 Multi-Family Residential District HU-B1A Established Neighborhood Business Use District S-LRD2 Lakewood/Parkview Two-Family Residential District
POST-WAR RESIDENTIAL LOW DENSITY (RLD-Post)	S-RD Two-Family and Townhouse Residential District S-LRD1 Lake Vista Two-Family Residential District S-LRD2 Lakewood/Parkview Two-Family Residential District
PRE-WAR RESIDENTIAL MEDIUM DENSITY (RMD-Pre)	VCR-1 Vieux Carré Residential District VCR-2 Vieux Carré Residential District HMR-1 Historic Marigny/Tremé Residential District HMR-2 Historic Marigny/Tremé Residential District HMR-3 Historic Marigny/Tremé Residential District HMC-1 Historic Marigny/Tremé Commercial District HMC-2 Historic Marigny/Tremé Commercial District HU-RD1 Two-Family Residential District HU-RD2 Two-Family and Townhouse Residential District HU-RM1 Multi-Family Residential District HU-B1A Established Neighborhood Business Use District S-LRM1 Lake Area Low-Rise Multiple-Family Residential District
PRE-WAR RESIDENTIAL MULTIFAMILY (RMF-Pre)	HU-RM1 Multi-Family Residential District HU-RM2 Multi-Family Residential District HU-B1A Established Neighborhood Business Use District
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THE SURROUNDING NEIGHBORHOOD HAS SEVERAL RESIDENTIAL DESIGNATIONS AVAILABLE BUT NOTHING FOR HOPSITALS - HENCE THE DE PAUL SITE SHOULD REMAIN AN EXISTING NON CONFORMING USE.

FUTURE LAND USE MAP CATEGORY	CONSISTENT DRAFT ZONING DISTRICTS
SEMI-RURAL RESIDENTIAL SINGLE-FAMILY (SRS)	RRE Rural Residential Estate District
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DE PAUL SITE CURRENT ZONING:

13.10.3. Existing Hospitals in RS Single-Family or RD Two-Family **Residential Districts**.

Existing hospitals located in an RS Single-Family or RD Two-Family Residential District, whose principal activity is the therapeutic treatment of patients who are physically or mentally ill, may be structurally maintained, altered or extended in existing or newly constructed buildings, subject to the following standards and conditions:

1. Such extension may include only the addition of the uses or services constituting or customarily incidental to the principal activity of the hospital, without change of use or zoning classification.

2. The lot, parcel or tract upon which the hospital is situated was either:
a. Occupied by hospital buildings and used for services customarily incidental to the principal activity of the hospital as of October 19, 1967, or
b. The lot, parcel or tract to be maintained, altered or extended by the addition of uses or services thereto was contiguous to or abutting the lot, parcel, or tract upon which the hospital was situated, or was separated therefrom by a street and fronted on the same public street separating said lot, parcels, or tracts as of October 19, 1967.

3. The lot, parcel or tract to be maintained, altered or extended by the addition of uses or services, together with the other lots, parcels or tracts owned by the hospital which were either contiguous or separated from each other by a public street as of October 19, 1967, contain an aggregate of not less than ten (10) acres.

4. The extension or structural alteration does not further encroach on any required yard area or off-street parking area.

5. The proposed alterations or extensions of uses or services comply with existing City ordinances and do not cause serious annoyance, injury, or inconvenience to occupants of adjoining premises by reason of emission of odors, fumes, gases, dust, smoke, noise, vibration, light, glare, or other nuisance.

6. Any and all future buildings or uses shall be used only for the principal activity or accessory uses to the principal activity of the hospital, and for noncommercial institutional activities, such as libraries, parking area and other similar uses.

DE PAUL SITE PROPOSED ZONING EXCERPTS:

G. Purpose of the MC Medical Campus District
The MC Medical Campus District is intended for medical campuses and the accompanying medical-related support services, including offices, research facilities and commercial uses, to facilitate an orderly and efficient regulation process for these types of uses. The district establishes a process that is flexible enough to accommodate evolving changes and expansion in medical campus plans, and create the proper transitions between hospital activities and adjacent neighborhoods. Within the district, development will proceed in accordance with an approved General Development Plan that relates to the adjacent district, community and needs of the hospital.

From Table 15-1 Permitted Uses

Dormitory
Dwelling, Multi - Family
Group Home, Small
Group Home, Large
Group Home, Congregate
Residential Care Facility for Elerly
Auditorium
Day Care Center, Adult or Child - Small
Day Care Center, Adult or Child - Large
Day Care Center, Adult of Child - Commercial
Financial Institution
Health Club
Hotel / Motel
Medical / Dental Clinic
Motor Vehicle Operations Facility
Office
Personal Service Establishment
Restaurant, Standard
Restaurant, Specialty
Retail Goods Establishment
Abuse Addiction Tratment Facility

Community Center
Cultural Facility
Educational Facility, University
Emergency Homeless Shelter
Government Offices
Hospince
Hospital
Places of Worship
Helistop
Heliport
Research and Development
Community Garden
Parks and Playgrounds
Parking Lot (Principal Use)
Parking Structure (Principal Use)
Pumping Station
Utilities
Wireless Communications Antenna
Wireless Communications Facility
Wireless Communications Tower

G. Site Development Standards for Campuses
A General Development Plan must be designed so that the location of entrances and exits, exterior lighting, outdoor recreation areas, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards and adverse impacts on adjoining properties. The following standards must be met:
1. For structures within a campus that are located along the public right-of-way, such structures must meet the building design requirements of Section 15.3.B above.

4. The extension or structural alteration does not further encroach on any required yard area or off-street parking area.

5. The proposed alterations or extensions of uses or services comply with existing City ordinances and do not cause serious annoyance, injury, or inconvenience to occupants of adjoining premises by reason of emission of odors, fumes, gases, dust, smoke, noise, vibration, light, glare, or other nuisance.

6. Any and all future buildings or uses shall be used only for the principal activity or accessory uses to the principal activity of the hospital, and for noncommercial institutional activities, such as libraries, parking area and other similar uses.

7. No new commercial activities of any kind shall be permitted in whole or in part, main or accessory, such as pharmacies, drugstores, restaurants, flower shops, hotels, apartment motels and retail shops, except as may be incidental and necessary to the principal activity of the hospital and of the type that existed in said hospital as of October 19, 1967.

8. Provided further that the area mentioned in Paragraph 1, supra, to which this section applies, shall not be enlarged after October 19, 1967, outside the boundaries of said area by the inclusion in said area of any other lots, parcels, or tracts subsequently acquired by the hospital.

9. That any alteration or extension by the addition of new buildings or services under the provisions of this amendment must be enclosed by either a continuous masonry, brick, iron, picket or chain-link type fence. Provided further, that if such fence is of a type of construction that does not conceal its enclosure from exterior view, then a covering line of shrubbery or permanent foliage must be planted along said fence so as to conceal its enclosure from exterior view. In no event shall any such fence be less than seven (7) feet.

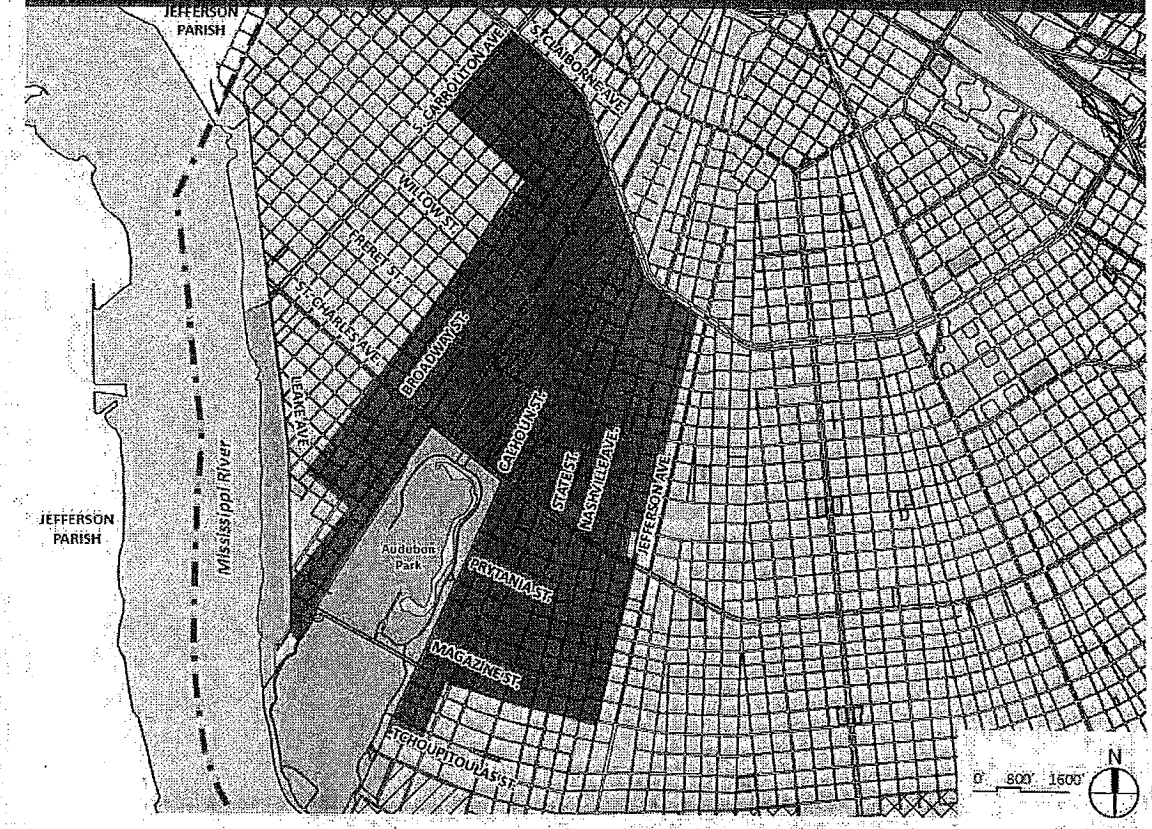
Personal Service Establishment
Restaurant, Standard
Restaurant, Specialty
Retail Goods Establishment
Abuse Addiction Treatment Facility
Utilities
Wireless Communications Antenna
Wireless Communications Facility
Wireless Communications Tower

G. Site Development Standards for Campuses:
A General Development Plan must be designed so that the location of entrances and exits, exterior lighting, outdoor recreation areas, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards and adverse impacts on adjoining properties. The following standards must be met:
1. For structures within a campus that are located along the public right-of-way, such structures must meet the building design requirements of Section 15.3.B above.
2. The location, arrangement, size, design and general site compatibility of buildings, and lighting, including:
a. Compatibility with, and mitigation of, any potential impact upon, adjacent property.
b. Site illumination designed and installed to minimize adverse impact on adjacent properties.
3. Use of screening to lessen the visual impact of the development on adjacent uses and enhance the appearance and image of the campus, and create a logical transition to adjoining lots and developments.
4. Circulation systems and off-street parking must:
a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians and bicyclists.
b. Minimizing potentially dangerous traffic movements.
c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
d. Clearly define pedestrian access from the parking area to the building(s). A clearly defined visible and identifiable network of pedestrian connections should be provided in and between parking lots, street sidewalks, open spaces and buildings.
e. Clearly link to alternate modes of transportation such as public transit and bicycle paths.
f. Provide connections from internal street networks to the larger street network outside the campus.
5. Impacts on adjacent districts must be minimized by the following site development restrictions (See Figure 15-9: Campus Development Standards):
a. Outdoor recreation facilities must be located toward the center of the development. In no case may an outdoor recreation facility be located within one-hundred (100) feet of the boundary of a residential district, as determined by the residential districts currently mapped at the time the application for an EG or MS District is submitted.
b. At the required setback line, building height is limited to that of the adjacent district. From the required setback line, building height may be increased by one (1) foot for each additional foot of setback up to a building height of one-hundred (100) feet. Outside of these height and setback limitations, buildings in over one-hundred (100)

THE PARKSIDE DISTRICT MAKES NO MENTION OF THE HOSPITAL SITE

PARKSIDE DISTRICT

DETAIL MAP

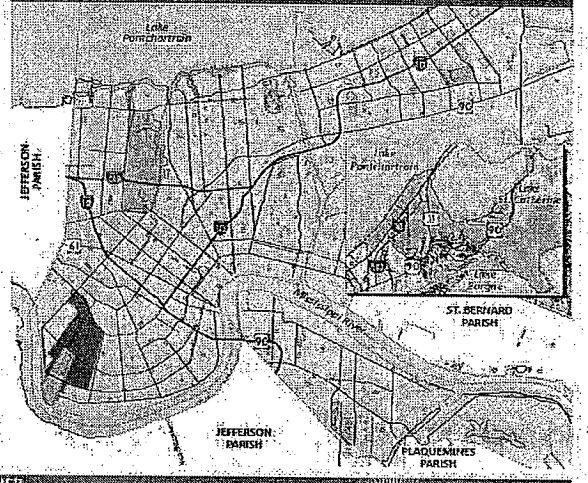


TYPICAL CHARACTERISTICS

Spurred by the 1884 World Cotton Centennial Fair staged on the site of modern day Audubon Park, these areas are of medium population density with moderate to grand scaled housing on moderately sized lots. The street grid is well connected to the greater city grid, however the radial streets taper considerably in these areas creating irregularly shaped blocks. Shallow setbacks in most areas create a consistent street wall that is well defined, but larger houses along prominent boulevards are set back deeper into the lot, allowing the street wall to be defined by the mature tree canopy with trunks flanking the wider sidewalks.

Residences are typically single family, but multi-family is found on major boulevards. They vary in height from one to three stories with prominent pedestrian entry points, frequently have porches, pitched roofs and ornament, favoring Craftsman Shotguns, Queen Annes, and some Italianate. Monolithic stairs commonly front houses with raised first floors. Commercial uses are typically found on larger boulevards, but occasionally smaller businesses may be within residential areas and scaled accordingly, many being converted residences.

KEY MAP



THE ULTIMATE OFFICIAL MASTER PLAN, MEETING NEW ORLEANS' FUTURE TOGETHER

PARKSIDE DISTRICT = LOCATION MAP

GOODY CLANCY | CAMPBELL | DGA | MANGIS VENTURES

new orleans
MASTER PLAN AND COMPREHENSIVE ZONING ORDINANCE

PARKSIDE DISTRICT

TYPICAL LAND USE CHARACTERISTICS	RESIDENTIAL	COMMERCIAL / INDUSTRIAL
Date of subdivision	1835 - 1920	1835 - 1920
Average elevation above/below sea level	4'-15' above; 20' above at the river's edge	4'-15' above; 20' above at the river's edge
Major land uses	Primarily residential with occasional commercial/ mixed use corner buildings	Commercial located on major thoroughfares, Universities and educational facilities are prevalent
Block size	Rectangular, 300'x330'	Rectangular, 320'x320'
Lot size	Rectangular, 50'x120'; 60'x90'	Rectangular, 45'x120', 30'x120'
Type of open space	Large-scale park (Audubon Park), neutral ground	Large-scale park (Audubon Park), neutral ground
Special designations	National Register of Historic Places- Historic Districts: Uptown Local Historic District: Carrollton Neighborhood Conservation District	National Register of Historic Places- Historic Districts: Uptown Local Historic District: Carrollton Neighborhood Conservation District
Defining corridors	St. Charles Ave., Magazine St., Nashville Ave., Broadway St.	St. Charles Ave., Magazine St., S. Claiborne Ave. and S. Carrollton Ave.
Mix of uses	Residential with mixed use located on Magazine St. and St. Charles Ave., rare use of corner retail	Commercial properties located primarily on major thoroughfares and mixed use found along Magazine St. and St. Charles Ave.

TYPICAL FIGURE GROUND MAP

VOLUME 2

chapter 5

NEIGHBORHOODS AND HOUSING

GOAL		POLICIES FOR DECISION MAKERS	FOR MORE INFORMATION, SEE PAGE:
NEIGHBORHOODS			
1	*Enhanced character and livability for all neighborhoods, with investments to improve quality of life*	• Preserve and enhance the physical, economic, social and cultural character and diversity of existing residential neighborhoods. • Continue to support and promote a diversity of public social and cultural events throughout the city. • Promote neighborhood associations and community activities to encourage neighborhood identity, sense of ownership, and advocacy. • Promote proactive planning on the district and neighborhood level.	5.15
2	*Redevelopment of blighted and vacant properties in all neighborhoods, including accelerated redevelopment of flooded neighborhoods*	• Give high priority to a comprehensive, coordinated program to eliminate blight and redevelop vacant properties.	5.21
3	*Access to retail and services for all neighborhoods*	• Revitalize existing neighborhood commercial districts and create new, walkable mixed-use districts on underutilized commercial or industrial land. • Locate civic and cultural uses within or adjacent to neighborhood commercial districts to act as anchors.	5.26
HOUSING			
4	*Reinvented housing policies to support quality neighborhoods and meet the diverse housing needs of all households*	• Establish a housing policy group made up of stakeholders from government, the nonprofit sector, and the private sector. • Create quality housing to meet the diverse needs of New Orleanians at all income levels and all stages of the life cycle.	5.31
5	*High capacity public sector and community-based groups, such as community development corporations, to provide housing responsive to the changing housing needs of current and future residents*	• Build public sector capacity in housing policy implementation. • Build nonprofit sector organizational capacity to safeguard neighborhood interests and promote equitable recovery.	5.36

PRIMARY GOAL OF THE MASTER PLAN FOR NEIGHBORHOODS

VOLUME 2

chapter 5

NEIGHBORHOODS AND HOUSING

	GOAL	POLICIES FOR DECISION MAKERS	FOR MORE INFORMATION, SEE PAGE:
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Planning District 2

Much of the district retains existing land use character (Pre-war Residential Low Density), however new residential and mixed-use designations better reflect the existing and desired future built environment. Most significant land use changes have been applied to two underutilized commercial and industrial areas to allow for a mixture of uses, including:

- **Mixed-Use High Density** at South of the Convention Center area. With proximity to the CBD and Convention Center, large vacant industrial parcels, and recent multifamily residential development (The Saulet), the area is poised to support a vibrant, high density riverfront community of housing and supportive neighborhood service retail. Special attention must be paid to height, view corridors, and transitions to surrounding neighborhoods.
- **Mixed-Use High Density** along OC Haley Boulevard: Building upon current Main Street and NORA initiatives, a medium-to-high density mix of office, neighborhood commercial, live/work space, and residential units will reestablish the OC Haley corridor as the core of the Central City neighborhood.

Other changes include:

- **Mixed-Use Medium Density** along Charles Street better reflects the existing character of the downriver section of the corridor, which consists of mid-rise multifamily housing, retail and office spaces.
- **Business Center** north of Tchopitoulas Street will encourage continued job creation in the entertainment/new media sectors by allowing for warehouse, soundstage and supportive office spaces.
- **Pre-war Residential Multifamily** in the Lower Garden District allows for the development of multifamily residential units closer to the riverfront (and around the existing La Saulet complex).
- **Pre-war Residential Medium Density** in Central City better reflects the overall residential character throughout much of the neighborhood, which historically has included side-by-side single, two-family and small apartment buildings.

Planning District 3

The majority of the district retains existing land uses (Pre-war Residential Low Density). The notable land use changes include:

- **Mixed-Use High Density** at Carrollton Avenue and Palmetto Street: The area's large underutilized commercial parcels, existing multifamily residential structures, neighboring Xavier University, proposed transit connections (light rail from downtown to the airport, and Carrollton/Canal streetcar connection), and proximity to I-10 would support a transit-oriented centrally located, high-density residential, retail and office concentration with connections to the Carrollton and Mid-City neighborhoods.
- **Mixed-Use Low:** Neighborhood-scale residential/commercial concentrations to support surrounding communities and encourage walkability:
  - > Apple Street (between Leonidas Street and Carrollton Avenue)
  - > Leonidas Street (between Oak Street and Spruce Street)
  - > Tchopitoulas (between Octavia and Valience Street)
  - > Claiborne Avenue and Calhoun Street

NO MENTION OF CHANGES IN THE CLASSIFICATION OF THE DE PAUL PROPERTY IN SUMMARY OF PLANNING DISTRICT 3

Planning District 2

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Planning District 3

The majority of the district retains existing land uses (Pre-war Residential Low Density). The notable land use changes include:

- **Mixed-Use High Density** at Carrollton Avenue and Palmetto Street: The area's large underutilized commercial parcels, existing multifamily residential structures, neighboring Xavier University, proposed transit connections (light rail from downtown to the airport, and Carrollton/Canal streetcar connection), and proximity to I-10 would support a transit-oriented centrally located, high-density residential, retail and office concentration with connections to the Carrollton and Mid-City neighborhoods.
- **Mixed-Use Low:** Neighborhood-scale residential/commercial concentrations to support surrounding communities and encourage walkability:
  - > Apple Street (between Leonidas Street and Carrollton Avenue)
  - > Leonidas Street (between Oak Street and Spruce Street)
  - > Tchopitoulas (between Octavia and Valience Street)
  - > Claiborne Avenue and Calhoun Street

In the aftermath of the storm, New Orleans has been experiencing the same set of land use problems and opportunities—but at an intensified scale. The catastrophe created a much enlarged inventory of blighted buildings and vacant lots, though owners of some of these properties still fully intend to rehabilitate or rebuild them. Nonetheless, the large amount of vacant and underutilized property resulting from the combination of pre-Hurricane Katrina disinvestment and post-Hurricane Katrina delays in resettlement must be the focus of activity in order to reweave the urban fabric of New Orleans. As in most older cities in the United States, land use changes in New Orleans result from redevelopment of existing already developed land, and this will continue to be the case in the future. Development opportunities on unbuilt land are limited and typically constrained by wetlands or other conditions.

The 1999 Land Use Plan adopted by the City Planning Commission focused on adjusting land uses to enhance neighborhood quality of life. While some of the emphasis was on eliminating what were seen as incompatible land uses—and therefore strengthening the separation of land uses—there was a counterbalancing effort to recognize existing successful mixed-use environments and create new mixed use areas. There were two obvious tensions expressed in the 1999 Land Use Plan. One was the simultaneous desire to protect neighborhoods and reduce nonconforming uses by separating land uses—contrasted with the desire for vibrant mixed-use environments. The other tension emerges in the implicit idea that designation of land for commercial and industrial uses will cause investment to arrive.

1. Preservation and revitalization of neighborhoods

1999 goals:

- Ensure the continued stability of strong neighborhoods.
- Focus on eliminating blight in distressed neighborhoods.
- Promotion of partnerships with community-based nonprofits.
- Support for redevelopment of public housing projects to reduce the concentration of poor households and create mixed-income neighborhoods.

2009 perspective:

Neighborhood preservation and revitalization, now intensified by the expanded vacancy and blight caused by Hurricane Katrina and incremental resettlement, is at the center of New Orleanians' land use concerns—and indeed, permeates most of the chapters in this master plan. Residents of higher ground neighborhoods that bounced back quickly from the storm are vigilant about preserving neighborhood stability and the potential for inappropriate encroachments by commercial or other uses. The city neighborhoods that were already distressed before Hurricane Katrina continue to focus on revitalization efforts to rehabilitate housing, attract businesses, and enhance quality of life. In neighborhoods that suffered major flooding and are still in the process of recovery, returned residents are focused on restoring neighborhood-serving civic and retail services, as well as eliminating blight and promoting further resettlement. Redevelopment projects for four public housing developments became more controversial after the storm because of the loss of affordable housing, but the city decided to proceed with these projects, which will soon produce new, mixed-income neighborhoods.

NEIGHBORHOOD PRESERVATION AT THE CENTER OF THE NEW ORLEANS MASTER PLAN LAND USE CONCERNS

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2. Concentration of commercial activities

1999 goals:

- Focus both neighborhood and regional commercial activity around major roadways and street intersections.
- Reduce spot zoning.
- Direct future commercial growth to areas most able to provide adequate parking and traffic support.
- Encourage large-scale development in appropriate areas of the city to stimulate economic growth through job development, retail spending and tax generation.

2009 perspective:

The 1999 Plan designated large areas for regional, auto-oriented commercial activities, especially in New Orleans East. From the perspective of 2009, the resulting future land use map has too many areas assigned to retail, especially regional retail. In the post-Hurricane Katrina environment there is less emphasis on this kind of approach and a greater turn to creating mixed-use environments that fit into neighborhoods and are internally organized to be pedestrian-friendly. At the same time, added tax base through development continues to be needed. Residents continue to be concerned about the potential for spot zoning under current procedures for land use change.

3. Implementation of Mixed Use Categories

1999 goals:

- Neighborhood-scale mixed use: neighborhood-serving retail and services at a residential scale, for example, the corner grocery or barber shop interspersed with residences.
- Urban-scale mixed use: larger scale mixes of office, retail, higher density housing, light manufacturing.

2009 perspective:

The inclusion of mixed-use land use categories reflects the reality of some of New Orleans' most iconic and vibrant neighborhoods. Larger-scale mixed-use development has proven to be very successful throughout the country, while malls and other commercial uses in separate land use districts have been declining in value and profitability. Preservation of successful residential-scale mixed-use areas remains very important to residents. In new development, whatever the scale, many public meeting participants expressed that they want to see the fine grained intermixture of uses and environments that are characteristic of the historic city.

4. Reduction of Non-Conforming Uses

1999 goals:

- Redesignation to residential of industrial and commercial uses in areas now surrounded by residences, based on information from citizen workshops about land use conflicts.

2009 perspective:

Non-conforming uses, typically non-residential uses surrounded by residences, were redesignated in the 1999 Plan where residents identified problems. However, this is a notoriously site-specific problem, often having less to do with a specific use than the way the non-conforming businesses are operated or managed in relation to the neighborhood. Where land is underutilized or vacant, redesignation of uses may make sense. Where there are active, tax-paying uses, it is important to balance their contribution to the city in terms of jobs and property taxes and pursue innovative approaches to make it possible for residences and these businesses to coexist. New zoning requirements, conditional uses, management agreements about operations, and similar approaches are likely to be more effective in some cases than land use category changes.

THE HIGH VALUE NEIGHBORHOOD SURROUNDING THE DE PAUL SITE PAYS MUCH MORE IN PROPERTY TAX THAN THE NON PROFIT HOSPITAL.
CONDITIONAL USES, MANAGEMENT AGREEMENTS CITED AS POSSIBLY MORE EFFECTIVE

THAN LAND USE CATEGORY CHANGES, THIS IS THE CASE AT THE DE PAUL SITE WHICH SHOULD REMAIN AN EXISTING NON CONFORMING USE.

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form, attitudes and values of that place. For example, one type of place is made up of a mix of one-, two- and up to four-unit residences often commingled with adjacent commercial uses, either as corner stores or small shopping blocks. Such places also have limited off-street parking opportunities, often contain buildings located close to the street and have limited private open space. The future land use and associated zoning of the New Orleans Master Plan is designed to integrate form and use, scale and massing, defining the way that the realm of private property owners frames the public realm of streets, parks and other public spaces so that this public realm becomes a desirable place for people to be and to gather.

FUTURE LAND USE GENERAL GUIDELINES
PRESERVE
Preserve the overall character of existing residential areas.
Preserve environmentally sensitive areas, such as wetlands, from adverse impacts to enhance the city's water storage capacity during storms and increase protection against storm surge.
Preserve existing successful mixed-use commercial areas.
Preserve land for transportation and drainage rights of way where needed, including rail, multiuse paths (for biking and walking), and canals and water storage opportunities.
Preserve parks and public spaces.
Preserve land for industrial uses where there are active and prospective industrial uses.
PROMOTE
Promote infill development on vacant lots in existing neighborhoods.
Promote redevelopment of commercial strips into walkable mixed-use centers.
Prioritize higher ground for new residential uses outside of existing residential areas.
Cluster higher-density new development near transit stations.
Promote clustering of neighborhood retail and services rather than long, low-density commercial corridors.
Diversify New Orleans' housing stock in new residential development.
LOCATE
Establish appropriate transitions between high impact, medium impact and low impact development.
Locate mixed-use neighborhood centers on neighborhood edges to draw customers within walking and biking distance of residences.
Avoid long corridors of low-density commercial development.
Locate higher density land uses near transit stops.

C Future Land Use Categories

(See Future Land Use maps at the end of this chapter.)

Residential

SEMI-RURAL RESIDENTIAL SINGLE-FAMILY

Goal: Provide for single-family residential development that preserves existing semi-rural character in areas like Lower Algiers (Planning District 13).
Range of Uses: Single-family dwellings. Cluster development that preserves open space is preferred. Supporting public recreational and community facilities are also allowed.
Development Character: Large-lot single-family new development will have a minimum lot area of 2 acres per dwelling unit. Cluster development may result in increased densities on individual lots, but when taken with preserved open space, the overall density will not exceed one dwelling unit per 2 acres.