

Master Plan Update Comments

Future Land Use Recommendations

The Mayor's Office of Resilience and Sustainability (ORS) recommends that the Future Land Use of the city be reflective of the visions of the City of New Orleans resilience strategy, *Resilient New Orleans: Adapt to Thrive, Connect to Opportunity, and Transform City Systems*. As such, both general recommendations and geographically specific suggestions reflect the City's goals to reduce flood risk through adaptation and mitigation measures, catalyze holistic neighborhood development and revitalization, and to induce housing and commercial development demand along designated transit corridors.

Most existing Future Land Use categories focus on the preservation of current character and use. In light of today's better understanding of underlying hydrologic and geologic conditions and associated risks, ORS recommends the encouragement of built environment adaptation efforts to move beyond the preservation of character toward the continued viability of neighborhoods.

Recommended Amendments to Volume II, Chapter 14

1) Eliminate all residential unit densities in all Future Land Use categories.

2) Allow Stormwater Management/Mitigation as a primary use in all Future Land Use categories.

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

4) Incorporate built environment risk reduction and adaptation into the "Development Character" of all Future Land Use categories.

5) Create new Future Land Use category:

RESIDENTIAL MIXED-DENSITY SUBURBAN

Goal: Encourage greater variety of housing types and sizes in suburban residential areas, allow for compatible infill development, and allow for small business incubation and development.

Range of Uses: Single- and two-family residences, townhomes, and multifamily structures.

Businesses and traditional corner stores may be allowed. Supporting public recreational and community facilities will be allowed, including, but not limited to, schools, places of worship, parks and playgrounds, and stormwater management/mitigation.

Development Character: New development will conform to the general character and scale of surrounding neighborhoods, reflecting the primarily residential suburban architecture and massing of the post-war, modern, and contemporary eras, while incorporating appropriate risk reduction measures.

6) Merge two current Future Land Use categories:

MIXED-USE LOW DENSITY and MIXED-USE MEDIUM DENSITY merge to become:

MIXED USE

Goal: Increase neighborhood convenience and walkability and serve as focal points within and along edges of neighborhoods with residential and neighborhood-serving retail/commercial establishments.

Range of Uses: Single-family, two-family, and multifamily residential and commercial uses. Limited light industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

Development Character: Height, massing, and density of new development will vary depending on surrounding neighborhood character, while incorporating appropriate risk reduction measures. Some structures may feature ground floor retail with upper floor residences.

7) Distinguish between one current and one proposed Future Land Use category:

MIXED-USE HIGH DENSITY becomes:

MIXED-USE HIGH DENSITY (TRANSIT-ORIENTED)

Recommended Amendments to the Future Land Use Map

Planning District 6 – Gentilly Resilience District (see attached map)

The Gentilly Resilience District represents a series of major public investments in infrastructure to reduce flood risk and catalyze neighborhood development and revitalization across Gentilly. To support the deliberate focus and investment from the City, the Mayor’s Office of Resilience and Sustainability recommends changes to the Future Land Use Map that enable future opportunities for development, encourage a mix of uses and housing types, and highlight the adaptation of the built environment to a landscape shaped by flood risk.

Currently applied Future Land Use categories in Gentilly are likely too restrictive to absorb the residential and commercial development demand that the City expects to be catalyzed by the investment of more than \$140mn of public funds in the area. The revenue expected to be collected from additional development, including commercial uses, is also likely to be necessary for the long-term sustainable financing of operations and maintenance of new local infrastructure. Additionally, the allowance of “missing middle” housing types, including two-family and small multifamily residential construction could contribute to the City’s overall goals of greater housing affordability and more sustainable revenue collection.

1. Change all Residential Post-War designations (Residential Single-Family Post War, Residential Low Density Post-War, and Residential Multi-Family Post War) to a new category called Residential Mixed-Density Suburban (see Volume 2, Ch 14 Recommendations above for definition).
2. Change all parcels with a current Residential designation fronting the following major corridors to Mixed Use to encourage future economic development and walkability that is consistent with neighborhood character:
 - **Elysian Fields Ave** (complete extent)
 - **Franklin Ave**, from Filmore to Robert E. Lee
 - **St. Anthony Blvd**, from Gentilly Boulevard to Leon C. Simon
 - **Paris Ave**, from 610 to Robert E. Lee
 - **St. Bernard Ave**, from 610 to Mirabeau
 - **Mirabeau Ave**, from St. Bernard to St. Anthony
 - **Filmore Ave**, from the London Avenue Canal to Franklin
 - **Robert E. Lee Blvd**, from St. Bernard to Franklin
 - **Gentilly Blvd**

3. To accommodate plans for infrastructure and open space projects as part of the Gentilly Resilience District efforts, make the following site specific changes:

a. Mirabeau Water Garden

- Change Mirabeau parcel(s) from Residential Single Family to Parkland/Open Space

b. Milne Campus

- Change Milne parcels from Residential Single Family to Mixed Use

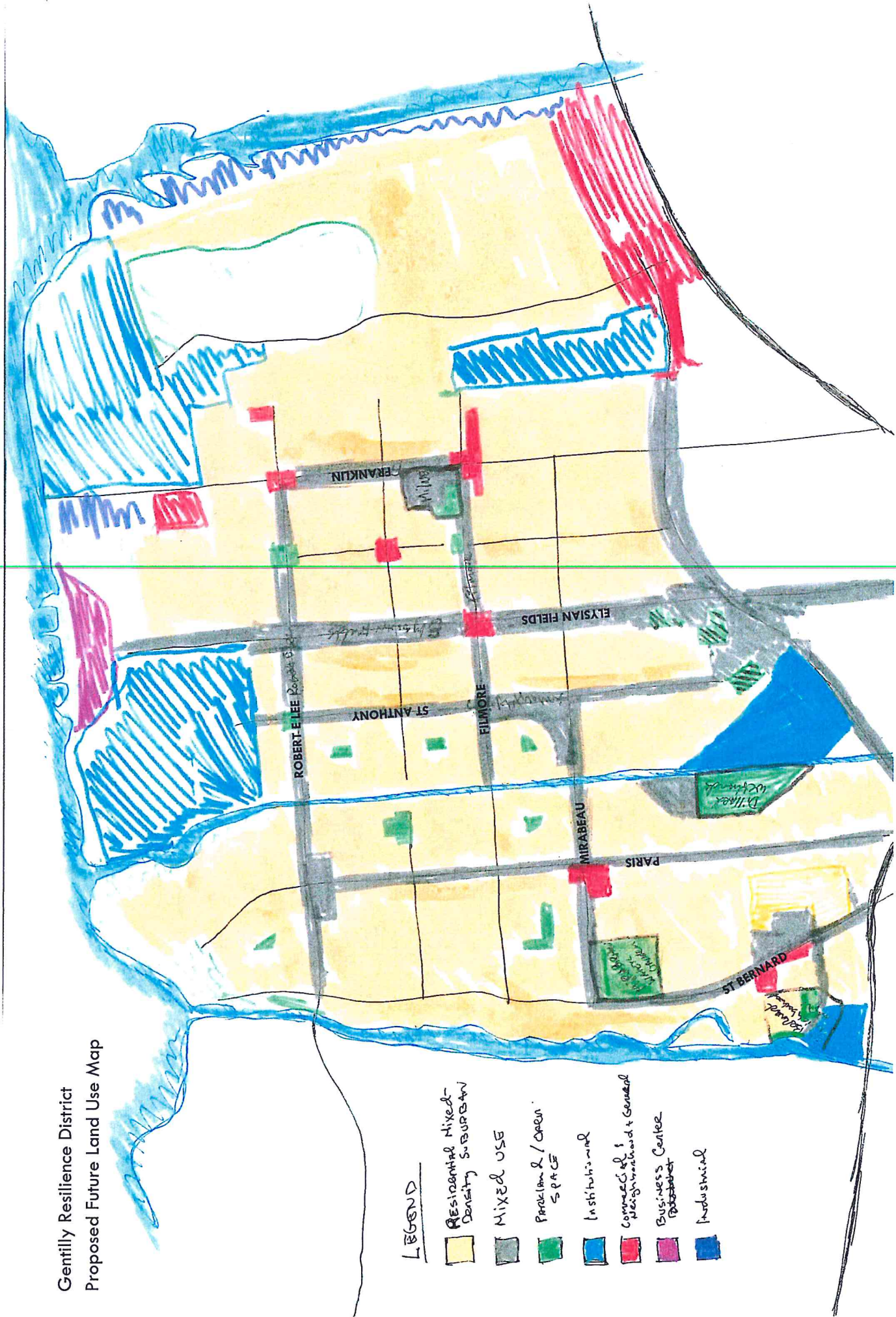
c. Dillard Wetland

- Change the forested parcel from Institutional to Parkland/Open Space
- Change the former Gregory OPSB site from Residential Single Family to Mixed Use

d. St. Bernard Neighborhood Campus

- Change Willie Hall Playground site from Residential Single Family to Parkland/Open Space
 - Where Milton Street meets Bayou St. John, the bayou shoreline's future land use should reflect potential public or leased uses, such as a promenade, kayak rental, or other maritime-oriented public space.
 - Change residential parcels along Milton street from the bayou to St. Bernard to Mixed Use
 - The areas around Columbia Parc are currently zoned Residential Low Density. This should be cross-checked with Bayou District's plan for retail in the area.
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Gentilly Resilience District
Proposed Future Land Use Map



LEGEND

- Residential Mixed-Density Suburban
- Mixed Use
- Parkland & Open Space
- Institutional
- Commercial & Neighborhood + General
- Business Center
- Industrial