

Sent: Friday, October 21, 2016 1:28 PM
To: Paul Cramer
Subject: FW: Zoning changes

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

From: damitaswanson@bellsouth.net [mailto:damitaswanson@bellsouth.net]

Sent: Thursday, October 20, 2016 8:47 PM

To: CPCinfo

Subject: Zoning changes

I urge that Gentilly zoning restrictions remain the same as present. Please don't change our neighborhoods.

Thanks,

Damita Swanson

Sent from my iPhone

Sent: Thursday, October 27, 2016 3:06 PM
To: Paul Cramer
Subject: FW: Proposed zoning changes for Gentilly

From: Muller, Betty A [<mailto:bmuller@tulane.edu>]
Sent: Tuesday, October 25, 2016 3:42 PM
To: EPCinfo
Subject: Fwd: Proposed zoning changes for Gentilly

Sent from my iPhone

Begin forwarded message:

From: bmuller@tulane.edu
Date: October 24, 2016 at 3:07:57 PM CDT
To: councildistrict@nola.gov
Subject: Proposed zoning changes for Gentilly

I am strongly against any zoning changes in the Master Plan that changes the previous designations of Single-Family, Low-Density and the designation of Multi-Family Residential use of properties in Gentilly. The residents in Gentilly attended multiple hearing in the development of the Master Plan and clearly voiced the desire to have the zoning designations as reflected in the Master Plan

As my elected representative on the City Council, I expect you to respect the voice of Gentilly residents and my voice to vote against a global destination of land use inGentilly. Each area or neighborhood in Gentilly deserves the right and opportunity to have this as a ballot issue to vote on as individuals because of its potential impact on neighborhood structure and integrity

While I appreciate that the City Council wants to help provide increased affordable housing , the efforts need to be across all the City and not selected to Gentilly where residents have clearly indicated that they have enough multi-family units. The efforts to reduce the continued high number of blighted properties in Central City, the 9th ward should be directed at turning those properties to multi- family use by enforcing exiting codes and providing incentives to property owners or developers to improve those properties

Sent from my iPhone

Sent: Friday, October 21, 2016 1:28 PM
To: Paul Cramer
Subject: FW: Opposition to Land Use Proposals

From: Kathleen Lambert [<mailto:katlambert@smclattorneys.com>]
Sent: Thursday, October 20, 2016 4:58 PM
To: CPCinfo
Subject: Opposition to Land Use Proposals

I am opposed to the proposed amendments to the land use regulations in the Gentilly area.

Kathleen "Kathy" Lambert
5115 Pratt Drive
New Orleans, LA 70122

Stephenson, Chavarri & Lambert, LLC
Attorneys-at-Law
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New Orleans, LA 70130
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Sent: Thursday, October 27, 2016 3:09 PM
To: Paul Cramer
Subject: FW: Brandon Winchester

From: Brandon Winchester [<mailto:bwinches03@yahoo.com>]
Sent: Tuesday, October 25, 2016 7:53 PM
To: CPCinfo
Subject: Brandon Winchester

Greetings,

Please keep the residents of filmore gardens updated on future land use amendments - Planning District 6.

At the moment I am against them. Please put up signs in the neighborhood about meetings in order to inform the residence of future plans.

Have a great day,
Brandon Winchester

Sent: Thursday, October 27, 2016 3:50 PM
To: Paul Cramer
Subject: FW: Zoning changes in Gentilly

From: Ashley Jamison [<mailto:burgamyashley@gmail.com>]
Sent: Wednesday, October 26, 2016 3:09 PM
To: CPCinfo
Subject: Zoning changes in Gentilly

Hi:

My husband and I are very opposed to the zoning changes that are being proposed. We just moved to Gentilly and we moved there because it is a nice quiet neighborhood with a lot of single family homes and a lot of long-time home owners. We can not make it to the meeting since it is in the middle of the day and we work, but we want you to know that we are not okay with this!

Ashley Jamison

Sent: Thursday, October 27, 2016 4:04 PM
To: Paul Cramer
Subject: FW: 'Smart Housing' Initiative

From: Peggy Cochran [<mailto:prcochran@gmail.com>]
Sent: Wednesday, October 26, 2016 3:50 PM
To: CPCinfo
Subject: 'Smart Housing' Initiative

I will not be able to attend the hearing on Tuesday but want to voice my opinion:

I am 100% against the proposed zoning changes for Gentilly. It will change and ruin the fabric of our neighborhood.

Thank you,
Peggy Cochran
6050 Chatham Dr.
New Orleans, LA 70122

Sent: Thursday, October 27, 2016 2:04 PM
To: Paul Cramer
Subject: FW: Amendments to the Master Plan for Gentilly

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

From: sb Favre [<mailto:sbfavre@gmail.com>]
Sent: Monday, October 24, 2016 11:56 AM
To: CPCinfo; CouncilDistrictD
Subject: Amendments to the Master Plan for Gentilly

I am writing to express my objection to the proposed amendments to the Master Plan that include land use changes for Gentilly. The proposal would get rid of the the Single-Family, Low Density, and the Multi-Family Residential land use designations in Gentilly and combine them all into one designation that allows all of these uses throughout all of Planning District 6. As a homeowner in this area, I am wholeheartedly against this proposal. It would significantly change the makeup of my neighborhood, impact my property values, negatively impact traffic and a creat number of other problems for residents. I trust that you will consider my objections and those of my neighbors before finalizing these plans.

Sincerely
Shawne B Favre
2353 Mendez St
New Orleans, La 70122
504-286-1500

Sent from my iPad

Sent: Thursday, November 03, 2016 12:42 PM
To: Paul Cramer
Subject: FW: Planning District 6 Proposed Amendment

From: Emily May [<mailto:emilybmay4@gmail.com>]
Sent: Thursday, November 03, 2016 12:31 PM
To: CPCinfo
Subject: Planning District 6 Proposed Amendment

As a resident and homeowner of Gentilly (533 Warrington Drive, NOLA 70122), I disagree with the proposed amendment to "eliminate all residential unit densities in all Future Land Use categories." The neighborhoods throughout Gentilly are full of homeowners who are a huge part of the make up of the City of New Orleans. We cannot risk a developer buying a series of lots for a mixed-use development in the middle of a populated neighborhood of families. There is a place for mixed use development along Elysian Fields, Gentilly Boulevard, Paris Ave at Mirabeau, and Paris Ave at Robert E. Lee as noted within the proposed amendment for all major corridors. These areas are in greater need of redevelopment or upgrade than is a need for homeowners to worry what could be built next to their decades old house. We are essentially against the single-family residential being changed to mixed-density. There is not enough room on the lots within the neighborhoods to put multi-unit developments.

Please review the proposed amendment and allow for the residential uses to remain in the areas necessary and to provide mixed use where allowable.

Thank you.

--
Emily B. May

Sent: Thursday, November 03, 2016 1:49 PM
To: Paul Cramer
Subject: FW: opposition to proposed changes to Gentilly zoning

From: Tessa Cluck [mailto:tesscluck@gmail.com]
Sent: Thursday, November 03, 2016 12:59 PM
To: CPCinfo
Subject: opposition to proposed changes to Gentilly zoning

I want to express my strong opposition to changing the zoning in Gentilly.

Last year, my husband and I bought a house in Gentilly so that we could have a decent sized home with a backyard for our growing family. And we wanted to live near like-minded people--not near retail shops or warehouses. Under these proposed changes, though, our neighborhood may turn from primarily houses to commercial, and even industrial, uses.

The traditional charm of Gentilly is its high rate of homeownership. This means that residents intend to stay for an extended period, and, relatedly, take care of their properties and their neighbors. As it is now, I know my neighbors. We speak to each other. We notice suspicious activity and tell each other or report to the police as appropriate. Permitting multifamily dwellings, though, will destroy that. Residents in these proposed multifamily dwellings will likely rent, rather than own, which does not encourage (1) keeping up the property or (2) knowing neighbors. This would result in a constantly revolving door of impersonal neighbors who want to wear a New Orleans badge as proof of their social status, but are not willing to stay when the city needs its residents the most.

Gentilly would be better served by repairing the parks and playgrounds that are currently in disarray and implementing stormwater mitigation measures. This would serve its population and would even encourage citizens from other parts of the city to visit and use the facilities. Then, should the need--or desire--for new businesses arise, those businesses can apply for an exception to the current zoning rules.

I implore that you do not permit this proposed change. My family, and all the families I know in Gentilly, want Gentilly to remain family-oriented.

-Tessa L. Cluck, Esq.

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Tessa Cluck

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Sent: Monday, November 07, 2016 8:58 AM
To: Paul Cramer
Subject: FW: Comments on Proposed Gentilly Future Land Use Modifications

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

From: Lee S. Whatley [mailto:lee@whatley.org]
Sent: Monday, November 07, 2016 12:04 AM
To: CPCinfo
Cc: CouncilDistrictD; Gloria; Jen Whatley
Subject: Comments on Proposed Gentilly Future Land Use Modifications

Esteemed Members of the City Planning Commission and The Honorable Mr. Brossett,

My name is Lee Whatley and I live on Filmore Avenue, in the Filmore Gardens neighborhood of Gentilly. I am writing today to voice my displeasure over a recent proposal to modify the future land use of my neighborhood. The following document was recently brought to my attention:

<http://www.nola.gov/nola/media/One-Stop-Shop/CPC/Mayor-s-Office-PD-6-Gentilly-FLUM.pdf>

Among other things, this document outlines recommendations from the mayor's office to remove residential unit densities for all future land use categories in Gentilly. The proposals include removing the current residential single-family designation and replacing it with a "mixed-density suburban" designation. For large portions of certain streets, including my own, the single-family designation is replaced with a "mixed use" designation. I am **strongly** opposed to such changes, and will outline two of the major reasons why below. I realize that your time is valuable, so I will be as brief as possible.

First, one of the primary reasons I chose to purchase my home in Gentilly and invest in the neighborhood is because it is a quiet neighborhood largely made up of home owners living in single family residences. I suspect this is the same reason the overwhelming majority of residents chose to purchase a home in Gentilly. My previous home was uptown, in a neighborhood that had a significant percentage of multi-family homes, more renters than owners, and a mix of commercial/industrial properties throughout the area. That neighborhood had a serious crime problem, along with many other headaches (traffic, parking, graffiti, soliciting, etc.). I have no doubt that changing the land use regulations for Gentilly to allow higher density development throughout, and allowing more commercial/industrial use on large stretches of streets such as Filmore Avenue will lead to my current neighborhood having the same problems that contributed to me leaving my old neighborhood.

The second major reason I am opposed to these modifications is because they are being proposed under false pretenses. The document from the mayor's office states, "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." This statement is extremely misleading, as there is absolutely zero guarantee that any revenue collected in Gentilly will actually be used for projects in Gentilly unless changes to law are made, such as the creation of a special taxing district. Why should the residents of Gentilly open themselves up to

for these types of developments. It would be a shame if the quality of life for the residents of Gentilly were diminished solely for the purpose of furthering the agenda of the mayor's office. No neighborhood in New Orleans is perfect, but ours is about as close as you can get. Please help us to keep it that way.

Sincerely,
-Lee S. Whatley

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Sent: Monday, November 07, 2016 1:34 PM
To: Paul Cramer
Subject: FW: I am totally against mixed use along the whole of Elysian Fields

From: Joan Borstell [<mailto:Joan.Borstell@LA.GOV>]
Sent: Monday, November 07, 2016 12:55 PM
To: CPCinfo
Subject: I am totally against mixed use along the whole of Elysian Fields

Regarding:

a proposal that would create **fairly high intensity mixed-use land use designation along all major street in the Gentilly**, including the many areas that currently are mostly single-family homes as part of major zoning changes that the Landrieu administration is proposing for Gentilly in the form of amendments to the Master Plan,

I am totally against mixed use along the whole of Elysian Fields.

What is the purpose of this – to get retail within walking distance? What a crazy idea – people don't walk or bike in this town even if the stores were close. You'll just be increasing noise, congestion and pollution. You need to find some other incentives if there is truly a wish to make people shop locally.

NORTA is the worst – start by giving us decent public transportation –
maybe a free shuttle or railcar along Elysian Fields would make this work.