



Date	9/7/16
Tracking Number	

MASTER PLAN APPLICATION

APPLICATION FOR AMENDMENT TO PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 (THE MASTER PLAN)

Complete Application Required: Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, each of the items listed under Required Components must be submitted at the same time.

Early Consultation: Prior to submitting an application, the applicant is required to set up a pre-application conference meeting with a City Planner to discuss the proposal. City Planning staff will provide the applicant with assistance and information on the application feasibility, decision criteria, review time, and whether a Neighborhood Participation Program (NPP) meeting is required.

Application Acceptance: All applicants are required to bring in one copy of the application package for informal review by a staff planner, prior to the formal application to ensure that the application is complete. Applications will be accepted at the City Planning Commission between 8:00 AM and 5:00 PM Monday through Thursday and between 8:00 AM and 3:30 PM Friday. No appointment is necessary for the formal application submittal; however, an appointment with a City Planner is necessary for the early consultation. Mailed, faxed or e-mailed applications will not be accepted.

Purpose: The Master Plan is a long-term vision for the future of New Orleans. It contains policy recommendations across a spectrum of topics, but with a particular focus on the built environment. Amendments reflecting updated information, changing trends, best practices, or community goals are generally either text changes or revisions to the Future Land Use Map (FLUM). Text amendments affect the policies of the comprehensive plan on a City-wide level. Map amendments influence the potential uses and development of specific properties. A FLUM amendment may affect a site's zoning designation when zoning is revised comprehensively or when a zoning change application is submitted. Text and map amendments must be consistent with the overall policy intent of the Master Plan. Justification for the change(s) within the context of the Master Plan is the responsibility of the applicant.

When to Apply and Process: In 2016, the amendment application period will begin on April 25th and close on July 29th. Once the amendment application packet is submitted for review, the City Planning Commission will arrange a public meeting and publish a notice in a local newspaper of general circulation at least fifteen days in advance of the meeting. In addition to the public meetings, the City Planning Commission will hold a public hearing(s) to approve, approve with modifications, or disapprove the proposed amendments. A staff report and recommendations will be available to aid the discussion. The Planning Commission's recommendation will be forwarded to the City Council for final disposition.

REQUIRED COMPONENTS

Amendment to Text of Master Plan

- Completed application form
- Reasons for change may address the following criteria:
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Evaluation of current public policy
 - Other factors
- FEE: \$1,500 (Only applies to Descriptions of Future Land Use Categories of Ch.14, Sec.C)

Accepted forms of payment include check, cashier's check, money order, Visa, MasterCard, & Discover.

Amendment to Future Land Use Map

- Completed application form (must be the property owner)
- Neighborhood Participation Program Report (see NPP Resource Guide)
- Reasons for change may address the following criteria:
 - Change in land use trends
 - Impacts on neighboring property
 - Evaluation of existing zoning classification & the current future land use classification
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Other factors
- Photographs of subject site
- FEE based on table below

Lots 0-4,999 sq ft	\$1,000	Lots 25,000-74,999 sq ft	\$3,000
Lots 5,000-24,999 sq ft	\$2,000	Lots 75,000 sq ft or more	\$4,000

TO BE COMPLETED BY CPC STAFF

Intake Planner BDD/SL Date Received 9/7/16
 Amount Received \$0 Planning District _____



City Planning
Commission



Date _____
Tracking Number _____

MASTER PLAN APPLICATION

REQUEST FOR CHANGE IN TEXT OF MASTER PLAN REQUESTS OPEN TO ALL RESIDENTS

For text amendment changes, including changes to graphics, tables, or maps, the applicant must provide the chapter as well as the page number of the amendment that the applicant wishes to change. Proposed additions to the text should be underlined; proposed deletions from the text should be indicated by strikethrough. If the change is for a graphic, table, or map other than the Future Land Use Map(s), indicate the volume, chapter, and page number along with the title of the graphic, table, or map.

Volume _____ Chapter(s) _____ Page No(s) _____ Title(s) _____

Attach a copy of current graphic, table, or map, if applicable.

Specific proposed change to text (if necessary, applicant may submit additional sheets):

*SEE ATTACHMENT
LOUISIANA LANDMARKS SOCIETY
PROPOSED AMENDMENTS PAGES 1-20*

REQUEST FOR CHANGE TO FUTURE LAND USE MAP

MAY BE REQUESTED BY OWNER OF PROPERTY(S)

For a change to a Future Land Use Map, there must be a clear description and map of the boundaries. The request should indicate the present Future Land Use Map designation and the designation that is being requested for the area. If more than one category is being requested, precise boundaries of each requested land use designation must be described and indicated on maps. A statement describing the reasons for the requested change must be included in the application.

Boundaries of Area (A separate application is needed for each non-contiguous property) _____

Municipal Address(es) _____

Square Number(s) _____ Lot Number(s) _____

Tax Bill Number(s) _____

Square footage of area _____

Future Land Use Map Designation (current status) _____

Proposed Future Land Use Map Designation _____



City Planning
Commission



Date _____

Tracking Number _____

MASTER PLAN APPLICATION

APPLICANT INFORMATION FOR AMENDMENTS TO THE MASTER PLAN

APPLICANTS FOR AMENDMENTS TO FUTURE LAND USE MAPS (FLUM) MUST BE THE OWNER OF THE SUBJECT PROPERTY

Applicant Type: organization public official/agency individual citizen property owner other
Applicant Name (and org. name if applicable) LOUISIANA LANDMARKS SOCIETY (SANDRA STOKES)
Address 1440 MOSS STREET
City NEW ORLEANS State LA Zip 70119
Phone 225-445-3800 Email address slstokes@earthlink.net

Applicant Type: organization public official/agency individual citizen property owner other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____



City Planning
Commission



Date	_____
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MASTER PLAN APPLICATION

ACKNOWLEDGMENTS

If ownership is joint, each owner must be listed. If multiple squares, then applicants must own not less than 50% of the land for which the amendment is requested. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on its behalf. If ownership is an LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, applicant may be required to submit proof of ownership documents, such as copies of a recorded act of sale, act of exchange, act of donation, or other documents.

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner or authorized agent of the area of land described above, hereby submit for your approval the above-stated request.

Applicant Signature *Sandra L Stokes* Date 9/7/16

Applicant Signature _____ Date _____

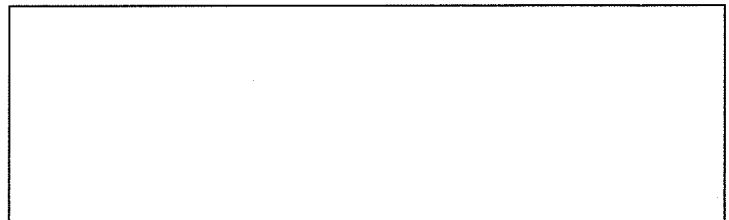
(Notarization is only required for application subject to a fee.)

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signatures are affixed above, all of the full age of majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn and subscribed before me this _____ day of _____ 20 ____ .

My Commission Expires _____



LOUISIANA LANDMARKS SOCIETY
Proposed Amendments, City of New Orleans Master Plan

1. Amendment to Volume 2, Chapter 14, Section A, page 14.8

Existing Goal: “Strengthen the city’s public realm and urban design character”.

Proposed New Strategy: Enhancement of public infrastructure and physical fabric of city

Proposed New Actions Under New Strategy:

The City shall:

1. Develop a broad policy to require retention, replacement and enhancement of the landscaping and live oak canopies characteristic of New Orleans, providing for complete protection of trees and landscaping during private and public construction activities, especially including street and sidewalk construction, and power line maintenance and construction work by public utilities.
2. Devise, in conjunction with Entergy and other public entities and public and private contractors, and subject to the terms of any applicable provision of franchise agreements, a short-term and long-term plan for removal and mitigation of the impact of above-ground power lines; develop public policies and regulations requiring public and private development to encourage or require removal or mitigation of above-ground power lines and replacement with sub-surface lines.
3. Require public utilities, in franchise agreements, to utilize the best practices of the industry with regard to community infrastructure and facilities, and of power generation and delivery.
4. Require preservation, re-installation and re-use of historic building materials on public property, such as granite curbs and ballast brick streets, and develop rules for protection of same by public entities and private contractors.
5. Revise zoning ordinances to require appropriate screening or fencing of all commercially operated surface level parking lots in the CBD and in historic districts, with compliance timetables for any grandfathered lots, and with appropriate enforcement mechanisms.
6. Develop a beautification plan for the city, incorporating existing law, policy and regulations, to ensure attractive development on major corridors through design overlays and other planning techniques; for neighborhoods not part of a designated historic district, provide for recommended design guidelines as part of the permitting process to assist property owners and developers in providing for excellence in design; provide incentives for utilization and maintenance of design standards.

7. Provide, in zoning and in the processing of building permit applications for property in areas determined to have direct visual influence or impact on a historic district, for quality in urban design through application of policies and guidelines that ensure a visual transition and development that is compatible and consistent with the *tout ensemble* of the historic district so influenced or impacted.
8. Define *tout ensemble*, for the purposes of processing permit applications and design review design, as the distinctive character of a neighborhood or an area as derived from consideration of its entirety; that is, the sum of its parts, rather than from the consideration of the character of individual buildings. Consideration of the *tout ensemble* shall be had in all land use decisions, as it promotes public welfare by preserving not just the old buildings, but the historical context in which they are sited. Developments that conspicuously contrast with or are incompatible with the *tout ensemble* can negatively affect the character of an historic neighborhood, diminish its cultural and economic capital and compromise the historical and aesthetic value of the *tout ensemble*.
9. Consider, in review of proposed new construction, additions, changes to facades or rooflines, how the proposed new construction or addition supports the *tout ensemble* of the neighborhood. Existing buildings that are atypical because of their height, massing, materials or design must not serve as precedents for future buildings or cited as justification of future waivers and variances; instead, the *tout ensemble* should be the precedent for future construction.
10. Require bulk and yard requirements within the CZO, and any variances or waivers from the bulk and yard requirements, to conform to the *tout ensemble* of the neighborhood with regards to:
 - Scale (Height and Width): The proportions of allowed height or number of floors and FAR or minimum yard requirement must reflect the proportions of the neighborhood.
 - Site Coverage: The open space ratio and allowed setbacks must conform to the established patterns of the neighborhood.
 - Orientation: The location of the front of a new building and its principal entrance must be consistent with other buildings on the block.

- Alignment, Rhythm and Spacing: New buildings may not disrupt the established pattern of alignment, rhythm and spacing of existing buildings in the vicinity.
 - Façade Proportions (window and door patterns): Floor heights, transparency ratios, window and door proportions of new buildings or additions must be consistent with existing proportions in the vicinity.
 - Setback: The distance of the new building/addition to the street or property line should reflect that of other buildings on the block.
 - Architectural Elements and Design: The size, shape, proportions and location of entrances, porches, galleries, chimneys, dormers, parapets, and elements that contribute to a building's overall shape and silhouette must be consistent with the *tout ensemble* of the neighborhood.
 - Materials: The substances of which new construction/additions are composed or constructed must be consistent with building materials commonly found with the neighborhood.
11. Prioritize *tout ensemble*, in permitting and planning, both objectively and subjectively; that is, while buildings within historic districts may vary in size and appearance, patterns of scale, form, massing and material recur regularly to create the neighborhood's context and must be considered objectively; and planners must solicit and respect the opinions of residents and business owners from the affected neighborhood as to how any proposed new construction or addition will affect the *tout ensemble* as it is subjectively perceived through localized interpretations.
 12. Develop staffing expertise within the city regulatory and planning review agencies and departments of city government as to issues of design review; require commissioners for HDLC, VCC, CPC and BZA to undergo training on matters of urban design, except in cases of licensed architects.
 13. Develop a plan to provide for funding and proper management and operation of the public historic cemeteries of New Orleans; said plan to include, if determined feasible, out-sourcing to qualified cemetery management companies of management, operations, burials, maintenance of burial records, and preservation and securing of tombs, vaults and burial sites.
 14. Provide for a comprehensive review and study of all signage and billboard issues for the city, to include appointment of a special review committee with active participation by interested citizens; utilize the results of such study to inform revisions to the CZO to seek to reduce or eliminate visual intrusions to the urban landscape and to ensure design compatibility.

15. Strengthen laws and regulations for the screening and maintenance of dumpsters on private property, and that require removal from public property; and to provide for administration, and effective and timely enforcement of said laws and regulations.
16. Provide by ordinance for the regulation of pavement markings by utility companies and contractors; to require permits and for removal of markings after construction.
17. Ensure that all city policies, practices, regulations and laws, including land use maps and text, implemented in, applying to or affecting any historic district, conform to applicable design guidelines in such historic districts.

2. Amendment to Volume 3, Chapter 6, Section A.2, page 6.4
“Stakeholders and Resources”

Proposed Addition to Existing Text, Adding listing of preservation organization

Louisiana Landmarks Society

Established in 1950, the Louisiana Landmarks Society is the state’s oldest non-profit preservation organization, whose mission is to promote historic preservation through education, advocacy and operation of the Pitot House.

Landmarks rapidly defined preservation advocacy in New Orleans by leading the charge to preserve Gallier Hall in 1950 and defeat the proposed Riverfront Expressway a decade later. Landmarks’ most visible manifestation of its preservation principles is the historic c. 1799 Pitot House. Landmarks removed the Pitot House from the threat of demolition in 1964 when it acquired and relocated the structure 200 feet away. Landmarks’ preservation activities restored the c. 1799 Pitot House to its Creole West Indies colonial charm. Today, the Pitot House functions as Landmarks headquarters, as a venue for a variety of programs and events, and as a historic house museum open to the public.

Each year, Landmarks continues promoting historic preservation with the following events and activities:

The New Orleans 9 Most Endangered List Modeled on the National Trust for Historic Preservation’s Most Endangered program, Louisiana Landmarks implemented its own list of the most endangered historic resources in New Orleans, beginning with the first list right before Hurricane Katrina struck in 2005. The goals for the program include: saving historic places, publicity for historic sites, advocacy for historic preservation, preservation education, and supporting proactive preservation efforts. A list of endangered places is an excellent tool for drawing attention to historic sites that may be threatened by demolition, neglect or bureaucracy.

Each year Louisiana Landmarks Society hosts a series of lectures on topics related to the preservation, culture, history and built environment of New Orleans, including the Martha Robinson lecture in May. Recent presentations include *Roberta Brandes Gratz: We’re Still Here*, *Ya Bastards: How the People of New Orleans Rebuilt their City*; the documentary film *MisLEAD: America’s Secret Epidemic*, presented by Dr. Howard Mielke, Ph.D., Department of Pharmacology, Tulane University School of Medicine; and, *The Realities of Short-term rentals*, with guest speaker Jay Brinkmann; and, *The 50th Anniversary of the National Historic*

Preservation Act and Transportation Act and the Second Battle of New Orleans, with guest speaker William E. Borah; and, *The People and Places of the New Orleans Civil Rights Movement*, presented by Dr. Raphael Cassimere, Jr., University of New Orleans Professor Emeritus of American Constitutional History and African American History.

The Annual Louisiana Landmarks Society's Awards for Excellence in Historic Preservation, which honors architecture and construction projects completed in Orleans Parish (outside of the French Quarter) within a one year time span that represent outstanding examples of restoration or rehabilitation. Projects represent everything from modest shotguns and Creole cottages, to revived neighborhood theatres and markets, and a variety of public and private buildings. Projects honored meet criteria such as demonstrating that historic preservation could be a tool to revitalize older neighborhoods; show that historic preservation is "green" and sustainable; support the cultural and ethnic diversity of the preservation movement; are creative examples of saving a historic building; and, involve properties that utilized various federal or state tax incentive programs.

Education programs. Each year, the Pitot House welcomes students from schools throughout the Greater New Orleans area. Field trips to historic houses help students appreciate Louisiana's interesting history. Filled with beauty and mystery, historic buildings offer valuable insight and a connection with those who have contributed to the beautiful fabric of New Orleans.

The Harnett T. Kane Award. Established by Harnett Kane (1910 – 1994), Louisiana Landmarks Society's founding member and President, this prestigious award salutes those who have demonstrated lifetime contributions to preservation. An impressive list of preservation luminaries have been honored, with the first award given in 1968.

3. Proposed Amendments to Volume 2, Chapter 6, page 6.1.
 - a. Existing Goal 1 “Historic preservation initiatives are supported by a broad range of constituents who share a common vision”

Proposed revised text of Policies for Decision Makers 1.A.

The city shall:

Fund and create a community-based comprehensive citywide preservation plan informed by recognized preservation and neighborhood organizations and constituencies interested in advancing historic preservation. Such a plan shall be broadly written and structured to incorporate consistent and conducive preservation land use and re-development policies set forth in Chapter 14, and the policies for implementation of such a plan shall be referenced and reiterated in Chapter 14 as a land-use plan for the city.

- b. Proposed revised text of “Strategies” under Policy 1.A, page 6.8.

Delete phrasing “....including preservation skeptics as well as enthusiasts”.

- c. Proposed revised text of “Recommended Actions”, page 6.9

Commencing on or before June 1, 2017, the city shall convene a Preservation Plan Committee comprised of leaders from preservation organizations, neighborhood associations, historic districts and city planning.

4. Proposed Amendments to Volume 2, Chapter 14, page 14.1

Existing Goal 2: Promote development that can strengthen the city's tax and job base while serving citizen needs and preserving city character.

Proposed New Policy for Decision Makers under Goal 2

Expand programs and policies to enhance residential quality of life.

Proposed New Strategy, page 14.8: Promote historic and neighborhood preservation and protection as mechanisms to provide sustainable and quality growth and development.

Proposed New Action Items to be listed under New Strategy.

The city shall:

1. Promptly commence, and complete within a reasonable time frame, the historic preservation plan utilizing strategies set forth in Chapter 6 herein.
2. Ensure that any public tax advantage program, such as PILOT or TIF, have preservation and rehabilitation of historic properties as a priority for the city.
3. Require that all federal or state programs implemented by the city, and all federal or state grants, are fully supportive and protective of the historic and neighborhood preservation values, policies and practices.
4. Adequately fund and staff the HDLC and the Vieux Carre Commission as the operational arm for the implementation of preservation goals, action items and strategies set forth herein.
5. Dedicate funds generated by the permitting activities of the HDLC and VCC to the operations of those agencies.
6. Prioritize and properly incentivize development and maintenance of vibrant, clean and safe residential neighborhoods through promotion of full-time home ownership and owner-occupied homes.
7. Restrict or discourage forms of occupancy that are characterized by transient or short-term uses that serve to diminish residential character and stability in residential zoned areas, or that serve to displace first-floor commercial uses in commercial or mixed-use zoned areas.
8. Ensure that the Comprehensive Zoning Ordinance is written and interpreted so as to enhance residential quality of life and to foster walkable neighborhoods and pedestrian scale and character.

9. Promote ordinances, systems, plans, policies and practices that restrict or mitigate intrusions on residential quality of life, such as noise, ABO operations, commercial parking, commercial bus, truck and vehicular traffic; and build staffing capabilities to enforce such ordinances, plans and policies.
10. Amend zoning codes, in areas zoned for mixed residential and commercial use, so as to facilitate safe and enhanced occupancy of the vacant upper floors of buildings.
11. Provide for active statutory and mission directed engagement in and oversight and review by the HDLC and VCC staff of work proposed for all publicly owned or utility owned historic properties, sites and structures; said properties or structures to include but not be limited to historic buildings, bridges, cemeteries, memorials, locks and pumping stations; inventory all such properties and structures, and identify National Register eligible properties or structures.
12. Use or interpret zoning and regulatory controls to discourage incompatible or problematic development, where more appropriate alternative sites are determined to be available.
13. Provide for, enact, implement and enforce planning policies and regulations that restrict conditional uses and intrusive operational permits, such as ABOs, as personal to the applicant and not a permanent land use privilege or exception.
14. Require applicants, prior to a decision of any public body to approve an application to demolish a historic building for new construction, to present irrevocable proof of financing for the proposed new construction, and a suitable construction bond in favor of the permitting public body, upon default of any permitted new construction.
15. Give operational priority by all city agencies to protect and preserve historic and architecturally significant properties, to minimize or eliminate adverse impacts and embrace and inculcate such protection as an important and indispensable part of all agency operations.
16. Develop a Tourism Management Plan, including promoting tourism quality over tourism quantity, dispersing attractions throughout the city, and improving infrastructure, cleanliness and safety for residents and visitors; such plans shall emphasize authenticity as the focus for the visitor experience, including genuine expressions of the city's historic, architectural and cultural values. In all respects, protection of quality of life for the city residents must be a priority for the plan.

17. Seek funds for the establishment of a low-interest revolving loan fund for the acquisition and rehabilitation of blighted properties by city residents for use as a primary residence. Include a reasonable grace period so that these residents are not required to repay the loan before occupying the property. Partner with local banks to design the program and set eligibility standards.
18. Prioritize repair, restoration and reuse of existing residential historic properties as the cornerstone of all housing policies, reflecting both the values of safe and stable historic neighborhoods and the dignity of home ownership and/or residence in these neighborhoods.
19. Provide for zoning laws, policies and practices that protect and preserve long-established and existing neighborhood densities and uses.
20. Discourage or prohibit commercial and institutional uses from encroaching or expanding into residential neighborhoods.
21. Incentivize, and seek funds to establish an educational/training program to teach the building trades, and to revitalize and perpetuate traditional mentoring and apprentice programs for practical and hand-on instruction in these building trades.
22. Formulate policies and laws such that if property is sought to be re-zoned to accommodate new development, any approved zoning change shall be conditioned upon actualization of the new development; the City Planning Commission, in its motion for approval, shall impose a reasonable time frame for the effectiveness and satisfaction of the condition.
23. Develop plans, policies and practices to ensure that pursuit of one adopted public policy does not serve to diminish or negate any other adopted public policy; that is, that all elements of the master plan shall be considered, interpreted and implemented as a harmonious whole and not as individual, discrete elements competing against each other for priority, funding or political favor.
24. Improve long-term resilience and sustainability by reducing the exposure of all citizens to lead, particularly children, by taking the following actions:
 - a. Promote at every opportunity landscaping with low lead soil projects, in high lead communities.
 - b. Inform urban gardeners about the need to grow food in low lead soils, and of the advisability of raised beds for establishing gardens.
 - c. Establish clean soil projects on public properties, including schools, playgrounds, parks and urban gardens.

- d. Work with city and state health departments to complement lead interventions of interior lead dust clean-up with low lead soil landscaping projects.
- e. Implement the recommended actions items set forth in Volume 2, Chapter 13, Goal 11.

5. Proposed Amendments to Volume 2, Chapter 6, page 6.1.

Existing Goal 3 “New Orleans is a model of “green” sustainable historic preservation”

Proposed new text of Policies for Decision Makers 3.B.

The city shall:

Retain and repurpose historic fabric such as lumber, millwork, granite, etc., which materials should be part of the city’s comprehensive preservation plan, both because of the inherent quality, craftsmanship and embedded energy in certain historic materials and because of their potential for reuse as salvage materials in local architectural restoration. All applicable city agencies shall, prior to authorizing full or partial demolition for blight remediation or new development, consider salvage opportunities as an element of such review and shall require or encourage retention of salvage material when the value exceeds a reasonable threshold established in the preservation plan or by ordinance.

Proposed new text for Policies for Decision Makers 3.C

The city shall:

Minimize perceived conflicts between stormwater management/flood mitigation and historic preservation by identifying best practices that protect historic resources from flooding while applying the standards of the Louisiana State Historic Preservation Office for eligibility for tax and other incentives. An advisory committee comprised of representatives of preservation non-profits, the State Historic Preservation Office, FEMA and the National Park Service’s National Center for Preservation Training and Technology and identified local government entities shall be formed to advise as to appropriate use of green infrastructure for flood mitigation in historic settings and to provide guidance and disseminate information as to the appropriate elevation of historic structures and design considerations for such elevation, as well as available alternatives to elevation.

Proposed new text for Policies for Decision Makers 3.D

New Orleans’ resilience strategy should include the retrofitting, restoration, and protection of historic sites and districts in recognition of their importance as economic drivers behind the tourism economy and as cultural touchstones that enhance social resilience.

Existing Chapter 6, Volume 2, Goal 5 “Historic Preservation Information and Administration is enhanced and streamlined.”

Proposed new text for Policies for Decision Makers 5.B

The city shall:

Use the occasion of the tri-centennial celebration to place improved and expanded interpretive signage at landmarks, historic structures, monuments, parks, and other historic points of interest with the goal of fostering appreciation for the city’s historic and cultural heritage. A commission, including representatives of academic institutions, preservationists, museums, the tourism industry and neighborhood associations, shall be formed for this purpose and charged with curating a series of historical markers and related materials, including websites, apps and brochures, seeking to broaden the narrative history of New Orleans in a factual, comprehensive and inclusive manner.

Proposed new text for Policies for Decision Makers 5.C

Historic properties and assets that are publicly owned shall be properly maintained so as to ensure protection of the historic resources, including retention of historic fabric and design, and shall be managed so as to enhance public access to and appreciation of these assets. The city shall appoint, in the executive department, a historic asset protection officer, with the duty of acting as a general manager of and consultant to public agencies on matters of protection of historic resources and values; said officer shall be responsible with identifying adaptive uses and potential funding sources for restoration, providing consultation and advice on protective techniques and preservation best practices and seeking compliance by all public agencies with proper and compatible design and renovation guidelines.

6. Proposed Amendments to Volume 3, Chapter 13, page 13.16.

Lead poisoning circumvents long-term resilience and sustainability of communities because it is a root cause of numerous health problems [1]. These problems include learning disabilities and behavioral problems in children, as well as reproductive, nervous system, and blood pressure problems in adults. Studies have also shown strong links between early childhood lead exposure and subsequent delinquency/criminal behavior in teenagers [2, 3]. Two major sources of lead contamination in residential neighborhoods are gasoline lead additives (which contaminate soils primarily through vehicle emissions) and lead-based paint. Although leaded paint and gasoline are now regulated by federal legislation that limit their use (lead-based interior paint is now banned nationally and tetraethyl lead is banned for highway use by vehicles), older parts of US cities typically exhibit high concentrations of lead due to decades of accumulation [4].

During recent years, there have been changes in perspective on the lead issue, especially as it affects children's health. In 2012, the Centers for Disease Control (CDC) stated that there is no known safe level of lead exposure and furthermore changed "guideline" to "reference value" [5]*1. This change challenges public health agencies and city officials in New Orleans with questions about how to reduce lead exposure. Before 2012, the blood lead exposure guideline was 10 micrograms per deciliter ($\mu\text{g}/\text{dL}$); however, the current reference value is 5 $\mu\text{g}/\text{dL}$, or half the previous guideline. The CDC continues to emphasize the need for primary prevention and this requirement presents a substantial challenge to the medical community and the citizens of New Orleans.

The common method for determining the need for environmental intervention has been to organize blood lead level tests on children. If blood lead was above the desired level, then steps were taken to conduct a home inspection and arrange intervention, which involved public education and lead dust control. There are two major problems with this process. First, using children's blood to test for lead in the environment fails to meet the criteria for primary prevention of exposure, which would entail elimination of the hazard, not merely evidence that the hazard is present in the environment. The second issue concerns the effectiveness of the intervention. Studies on the effectiveness of medical interventions have been conducted by the Cochrane Collaboration [6], which conducted a thorough review of extensive data from several studies. This review indicates that this common and accepted program of lead intervention is not effective [6]. To quote the Cochrane Collaboration:

This review of 14 studies found that educational and dust control interventions are not effective in reducing blood lead levels of young children. There is currently insufficient evidence that soil abatement or combination interventions reduce blood lead levels and further studies need to address this. [6]

Furthermore, a study of children's blood lead levels in states with strong lead-based paint regulations compared with states having weak or no regulations found little difference between them. The conclusion indicated there is a problem with focusing intervention efforts on lead-based paint regulations alone [7]. Lead exists in all environmental compartments including water (such as in Flint, Michigan where the corrosion of old lead pipes dissolved lead into the drinking water), air (from sanding lead-based paint from homes and the use of lead additives in gasoline), and soil (air lead particles settling on the ground). Due to high traffic volume within interiors of cities, the soil becomes more contaminated than soil in outlying areas of cities. Information about the impact of soil lead on children's health is a well-studied topic in New Orleans [8, 9].

*The reference value is defined as the 97.5 percentile of the children's blood lead level based on the results of the National Health and Nutrition Examination Survey (NHANES) [5].

Beginning in 1990, research teams led by Dr. Howard Mielke, first at Xavier University and then at Tulane University School of Medicine, collected over 15,000 soil samples from across New Orleans. Lead is invisible in soil and must be analyzed with specialized instruments. The projects also collaborated with the Louisiana Healthy Homes and Childhood Lead Poisoning Prevention Program to coordinate the soil lead concentration data of residential areas with the blood lead data of children living in the same New Orleans residential areas. In 2001, the team created a map illustrating these soil lead concentrations in New Orleans. The goal was to illustrate and evaluate the influence of environmental lead on children's exposure [8]. The pre-Katrina study revealed some of the highest known concentrations of soil lead contamination in the nation in New Orleans—particularly among the city's oldest neighborhoods. A 2006 Environmental Protection Agency (EPA) study also showed that residential soils in New Orleans exceeded the EPA and Louisiana Department of Environmental Quality standard for soil lead levels in more than one-third of 147 samples collected. For example, the soil in St. Roch contained some of the highest concentrations of lead ever recorded for residential soil in the nation. The critical problem identified by Dr. Mielke and researchers from the Childhood Lead Poisoning Prevention Program was, and continues to be, that across the city children's blood lead is strongly associated with soil lead [9].

In August of 2005, Hurricane Katrina created a unique natural experimental condition not possible by any scientific manipulation by flooding 80% of New Orleans. Ten years after Katrina, Dr. Mielke's team remapped New Orleans [10]. The post-Katrina data were sorted by the same census tracts ($n=176$) used for the pre-Katrina results. The data-sets included soil lead ($n=3314$ and 3320 , pre- vs. post-Katrina), blood lead ($n=39,620$ and $17,739$, pre- vs. post-Katrina), distance from the city center, and changes in percentage of pre-1940 housing. Statistical analysis was by permutation procedures and Fisher's Exact Tests. Pre- vs. ten years post-Katrina soil lead median concentrations decreased from 280 ppm to 132 ppm, and median blood lead levels decreased from 5 $\mu\text{g}/\text{dL}$ to 1.8 $\mu\text{g}/\text{dL}$. With the exception of age-of-housing results, which did not change, all other differences were profound (P -values were extremely small $<10^{-12}$). From the perspective of the entire city, all variables including age-of-housing, soil lead levels, and blood lead levels decreased substantially with increasing distance from the center of New Orleans. This decrease of lead on soil surfaces throughout the city was associated with the decline also of children's blood lead thus underscoring soil as a critical reservoir of lead exposure [10].

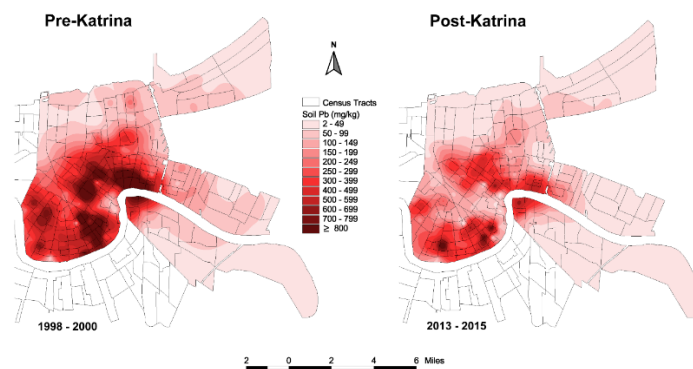


Figure 1. Pre-Katrina vs. ten years post-Katrina Maps show invisible lead in soil (Gonzales, Powell and Mielke, Tulane University School of Medicine)

There are several critical lessons learned from the aftermath of Hurricane Katrina. Although the age of housing did not change, the blood lead of the children living in older housing decreased markedly. This indicates that older homes *per se* are suitable for inhabitation by children and do not pose a lead hazard when maintained in ways that do not release lead dust from old paint. However, an important caveat must be stated: Landscaping with low lead soil around older homes is required to create lead safe play areas for children. Preservation of old homes is consistent with these findings. The storm surge and construction activities after Katrina brought in enormous amounts of low lead soil into the city. Eighty percent of the homes were flooded and cleaned out before they were re-inhabited. This storm surge, soil renewal, and major cleaning out of homes decreased lead levels in and around residences. Children living in the city currently show blood lead level responses below 2 µg/dL when the soil lead of their community is less than 40 ppm. This lead level clearly demonstrates that the old U.S. Environmental Protection Agency 400 ppm soil lead standards did not include a margin-of-safety. New Orleans studies demonstrate that to achieve primary prevention of childhood lead exposure, soil standards must include at least a 10-fold margin-of-safety. To achieve this margin-of-safety, New Orleans has a major resource in the form of low lead soil in outlying areas of New Orleans (all cities have a similar resources of clean soil) and available for transport into the city [11].

New Orleans has a virtually unlimited, accessible supply of low lead soil sediments that originate from the Mississippi watershed. These soils can be used to improve the quality of garden soils (Chapter 13, Section 6) and all play areas of the city. To improve the long-term resilience and sustainability of communities requires paying attention to ways to reduce children's blood lead exposure [12, 13]. Because of the fundamental changes in definitions of what constitutes excessive lead exposure, the current lack of an effective method for household lead intervention, and the need for primary prevention, it is imperative to recognize that the old lead standards are no longer valid. Fortunately, New Orleans has an extraordinary opportunity to use resources in outlying areas of the city for inexpensive transportation of low lead soil into the city to mimic the changes to the city that were initiated by the Hurricane Katrina storm surge. Mother's nature experiment in the form of Hurricane Katrina, while wreaking havoc on the city, has also presented an evidentiary opportunity to change the devastating consequences of elevated blood lead levels of the city's children and citizens.

Various grass root organizations and some city agencies have attempted to ameliorate the soil lead problem in New Orleans with varying degrees of success. Operation PayDirt, a national, artist-driven, multidisciplinary project served to educate large numbers of people in several cities about the dangers of lead poisoning [14]; however, the project did not change the quality of even one area in New Orleans. The city also became engaged in intervention of soil lead on public playgrounds of the city [15]. However, the project was unsupported by State regulators and was shelved. Urban gardeners are currently receiving sound information about improving soil quality through such projects as The Tulane University's Goldring Center for Culinary Medicine at Liberty's Kitchen [16]. Also, as a result of funding from HUD and local funding from the Greater New Orleans Foundation some childcare center play areas received low lead soil interventions but projects ceased because of lack of funding [17]. However, all New Orleans communities require low lead water, soil, and air for resilience and sustenance of the health of children and ultimately the future of communities.

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7. Proposed Amendment to Volume 3, Chapter 8, Children's Health, page 8.5

New Orleans has a high rate of poverty among children and a high rate of infant mortality—a common benchmark for children's overall health. In 2008, 25 percent of families with children surveyed reported their child's mental and emotional health was worse than before Hurricane Katrina, and 16 percent reported their child's physical health was worse.²²

A study of children's blood lead before Katrina showed a profound improvement in New Orleans ten years after the storm surge and flooding of New Orleans. The blood lead reductions are associated with decreases in soil lead in the city. See Chapter 13, Section 8, Lead Contamination.

Several programs are working to improve the health of children in New Orleans. They include:

- Nurse Family Partnership: For over 25 years, the Louisiana Office of Public Health and the Department of Health and Hospitals has run the Nurse Family Partnership, which improves pregnancy and early childhood health outcomes by matching nurses with low-income first-time mothers.²³ The program has been shown to significantly improve pregnancy outcomes, child health and development, and family self-sufficiency,²⁴ and reaps an estimated \$5.70 return on every dollar invested.²⁵ Due to limited capacity, the program currently serves less than 50 percent of eligible participants.²⁶
- Healthy Start New Orleans is a federally-funded program that provides prenatal and neonatal care for low-income women and their babies. It will receive \$10 million in funding between 2009 and 2014 through the Department of Health and Human Services.
- Head Start and Early Head Start are national school readiness programs that provide free education, health, nutrition, and parent involvement services to low-income children from birth through preschool and their families.²⁷ As of June 1, 2009, there were about 16 licensed child care facilities in New Orleans that offered Head Start programs.²⁸ Many are operated by the nonprofit Total Community Action.²⁹
- The Women, Infants and Children food program (WIC) provides supplemental food, health care referrals, and nutrition education for low-income expectant mothers and parents of children up to age 5. In 2007, 3,922 women and children in New Orleans benefitted from WIC.
- The Greater New Orleans School Kids Immunization Program has been successful in increasing immunization rates of New Orleans school children by offering free immunizations through schools.
- School Health Connection is a regional collaborative administered by LPHI that supports the expansion of school-based health centers in the New Orleans metropolitan area to improve the health of school-age children and their communities.³⁰

8. Proposed Amendments to Volume 2, Chapter 15, goals 5.

Add new Goal 6, page 15.2

6. All rules, regulations and operational policies of the City Planning Commission, the City Council and other city boards and commissions shall facilitate maximum citizen participation in all public hearings on land use actions.

New “Policy for Decision Makers” 6.A.

6A. Every member of the public signing a speaker card shall have the opportunity to speak for a minimum of two minutes at any public hearing on land use actions.

9. Insert Volume 3, Part 1, Page 1, and Volume 2, Chapter 14, Section A, page 14.2

For all land use actions, the City Planning Commission and City Council shall be bound by the provisions of Section 5-404(3(d) of the Charter of the City of New Orleans, *inter alia*, and shall only render decisions consistent with the Master Plan or that do not interfere with the goals, policies and strategies, including design guidelines, of the Master Plan.

For all land use actions, the City Planning Commission and the City Council, before rendering a decision, shall make written findings about the consistency of the proposed land use action with the Master Plan and with its non-interference with the goals, policies and strategies of the Master Plan. The findings must include specific reference to the Land Use elements of the Master Plan, in the following categories: Future Land Use Map, goals, policies and strategies including land use, urban design and zoning principles.