

# Master Plan Recommendations

Volume 2, Chapters 5 and 14



# MASTER PLAN – WHAT DOES IT DO?



## Development & Planning Goals (Non-Binding)

*Vol-2-Ch-5-Neighborhoods-and-Housing*

**Vol-2-Ch-6-Historic-Preservation**

**Vol-2-Ch-7-Green-Infrastructure**

**Vol-2-Ch-8-Health-and-Human-Services**

**Vol-2-Ch-9-Enhancing-Prosperity-and-Opportunity**

**Vol-2-Ch-10-Community-Facilities**

**Vol-2-Ch-11-Transportation**

**Vol-2-Ch-12-Resilience**

**Vol-2-Ch-13-Environmental-Quality**

## Land Use Mandate (with “Force of Law”)

*Vol-2-Ch-14-Land-Use-Plan*

# CHAPTER 5: NEIGHBORHOODS & HOUSING



- Existing text is not in line with current housing needs and priorities
- Top issues in existing text are blight reduction and process (most items to be decided after a “Housing Working Group” is established)
- HousingNOLA has provided extensive recommendations to:
  - Clarify process
  - Move from blight reduction to strategic investment based on HousingNOLA typology
  - Add top HousingNOLA 10-Year Strategy and Implementation Plan priorities related to affordability and housing supply
- **OUR ASK: Co-sign the HousingNOLA Recommendations.**

# CHAPTER 5: GOAL 2



2	<p><i>Redevelopment of blighted and vacant properties in all neighborhoods, focusing strategies to meet the respective needs of stable, recovering, and revitalization neighborhoods. <u>Focus investment strategies to meet neighborhood needs and promote equity and access to opportunity.</u></i></p>	<p><u>2.A. Accelerate redevelopment of blighted and vacant sites through a comprehensive blight elimination program under unified management.</u></p> <p><u>In neighborhoods and areas with limited market activity, focus on catalytic investments and community-based programs that benefit existing residents and increase access to opportunity.</u></p>	
		<p><u>2.B. In neighborhoods and areas with increasing market activity, prevent displacement of existing residents by providing home rehabilitation resources, and creating new affordable homeownership and rental housing units.</u></p>	
		<p><u>2.C. In neighborhoods and areas with high levels of market activity and high home prices, preserve and expand affordable housing opportunities using all available tools.</u></p>	

Text changes to Development and Planning Goals chapters like Ch. 5: no fee, anyone can submit.

**Goal 2:**  
**Neighborhoods:**  
 GNOHA  
 recommendations focus on integrating HousingNOLA typology ideas about strategic investment.

# CHAPTER 5: GOAL 3



3	<i>Access to retail and services for all neighborhoods</i>	3.A. Revitalize existing neighborhood commercial districts and create new, walkable mixed-use districts <u>along transit corridors and on</u> under utilized commercial or industrial land.
		3.B. <del>Launch a supermarket/grocery store recruitment program</del> <u>Continue to promote food access and health care access in all neighborhoods that lack these necessary services.</u>
		3.C. Include neighborhood commercial development in activities of the proposed economic development public-private partnership (PPP).

**Goal 3:**  
**Neighborhoods -**  
GNOHA  
recommendations  
for focus on  
integrating transit-  
oriented  
development  
options to create  
more areas for  
multi-family  
development in  
areas of  
opportunity.

# CHAPTER 5: GOAL 4



- **Goal 4: Housing** - Change structure of Housing Working Group & integrate all HousingNOLA Plan strategies into the chapter

4.B. Preserve existing supply and expand the total supply of affordable rental and homeownership opportunities throughout New Orleans. Provide resources to restore housing in all affected neighborhoods, with appropriate flood protection measures.

4.C. Aggressively implement and enhance existing funded housing programs.

4.D. Maintain and expand market-rate housing choices and housing supply.

~~4.E. Evaluate the full toolbox of housing production strategies as conditions warrant and as appropriate to particular neighborhoods. Prevent future displacement through development activities and continued study and policy review.~~

4.F. Enforce and promote fair housing policies throughout New Orleans.

4.G. Encourage sustainable design and infrastructure for all New Orleanians.

4.H. Increase accessibility for all, including residents with special needs.

# CHAPTER 5: GOAL 5



- **Goal 5: Housing** – Ensure that the contributions of our development community are recognized and that capacity-building remains a priority for the City.

5	<i>High capacity public sector and neighborhood-based</i>	5.A. Provide training for city housing staff and for members of the Housing Working Group.
	<i>groups, such as neighborhood development corporations, to provide housing responsive to the changing housing needs of current and future residents.</i>	5.B. Foster <u>Work with HousingNOLA to continue to foster and tap into a network of strong neighborhood-based neighborhood development corporations through capacity building efforts.</u>

# CHAPTER 14: LAND USE PLAN



- This chapter has “force of law” – and making changes to it is more difficult. \$1500 for each change to a “future land use category”; only property owners can try and change the designation of a property on the “Future Land Use Map”. We are working with Council on these changes.

## **RESIDENTIAL PRE-WAR LOW DENSITY**

**Goal:** Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development.

Discourage the development of additional multifamily housing that is out of scale with existing character.

**Range of Uses:** New development generally limited to single or two-family dwellings, and preservation of existing multi-family buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.

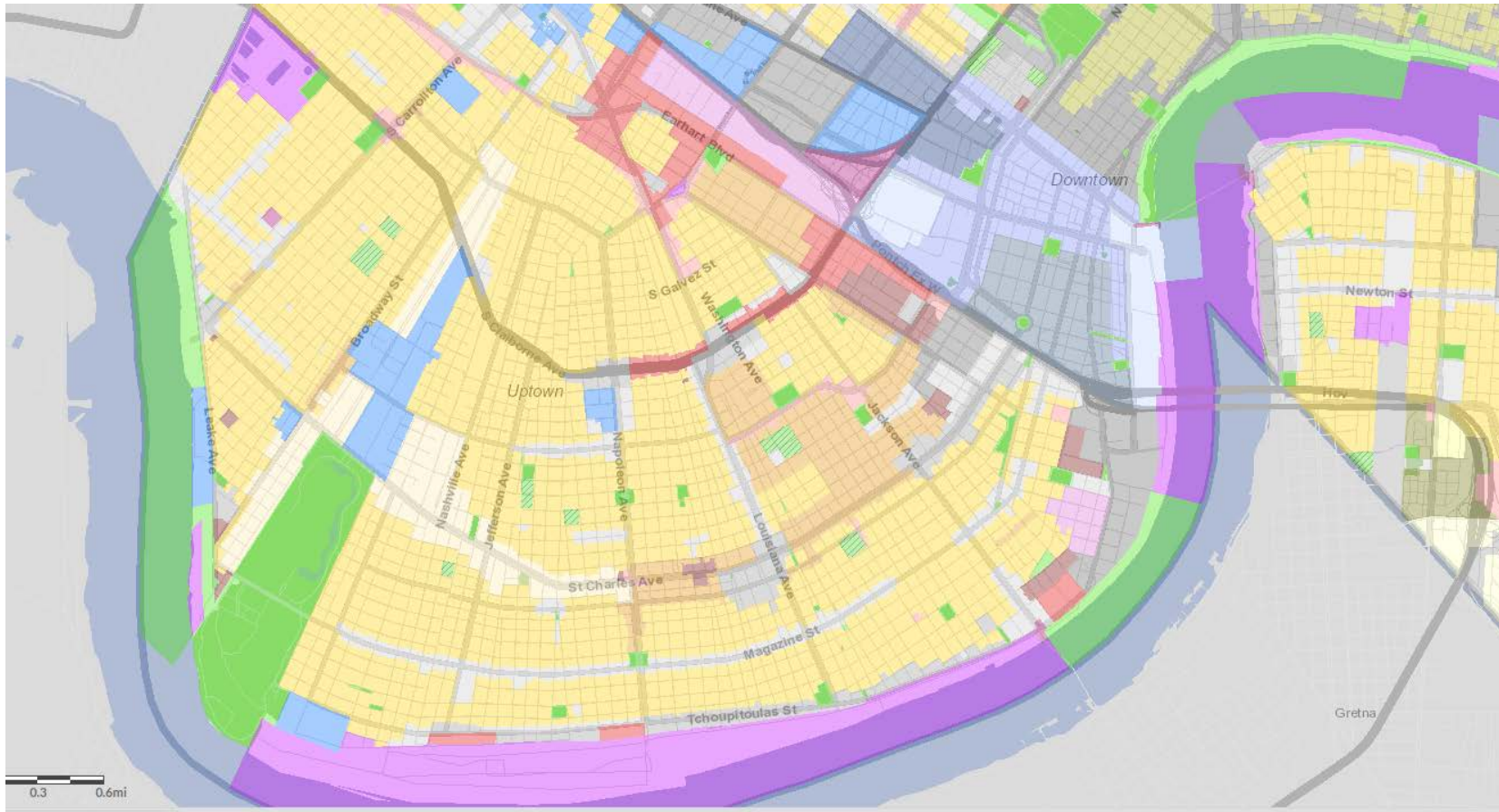
**Development Character:** New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

*Example of a Future Land Use Category – note the maximum density in units per acre*



# CHAPTER 14: LAND USE PLAN

- Future Land Use Map determines where each Future Land Use category of the Master Plan applies



*Each Future Land Use category defines which types of zoning are available in that area – the CZO is basically the legal arm of the FLUM*

# CHAPTER 14: LAND USE PLAN



- Edits needed to some of the land use category descriptions and to the Future Land Use Map
- All mentions of specific units per acre requirements should be removed from land use category descriptions – specific, quantitative density regulations belong in the CZO and are too blunt a tool to effectively regulate at the citywide scale
- “Multi-family development is permitted” should be added to General Commercial category to avoid excluding all housing from some major transit corridors
- Future Land Use Map should be edited to change all “Mixed-Use Low Density” areas within 500 feet of high-frequency transit corridors to “Mixed-Use Medium Density,” which is designated for transit corridors

# CHAPTER 14



- OUR ASK #1: Please request units per acre removal from descriptions of Residential Semi-Rural Single Family, Residential Pre-War Single Family, Residential Post-War Single Family, Residential Pre-War Low Density, Residential Post-War Low Density, Residential Pre-War Medium Density, Residential Pre-War Multi-Family, Residential Post-War Multi-Family



44 du/acre



63 du/acre



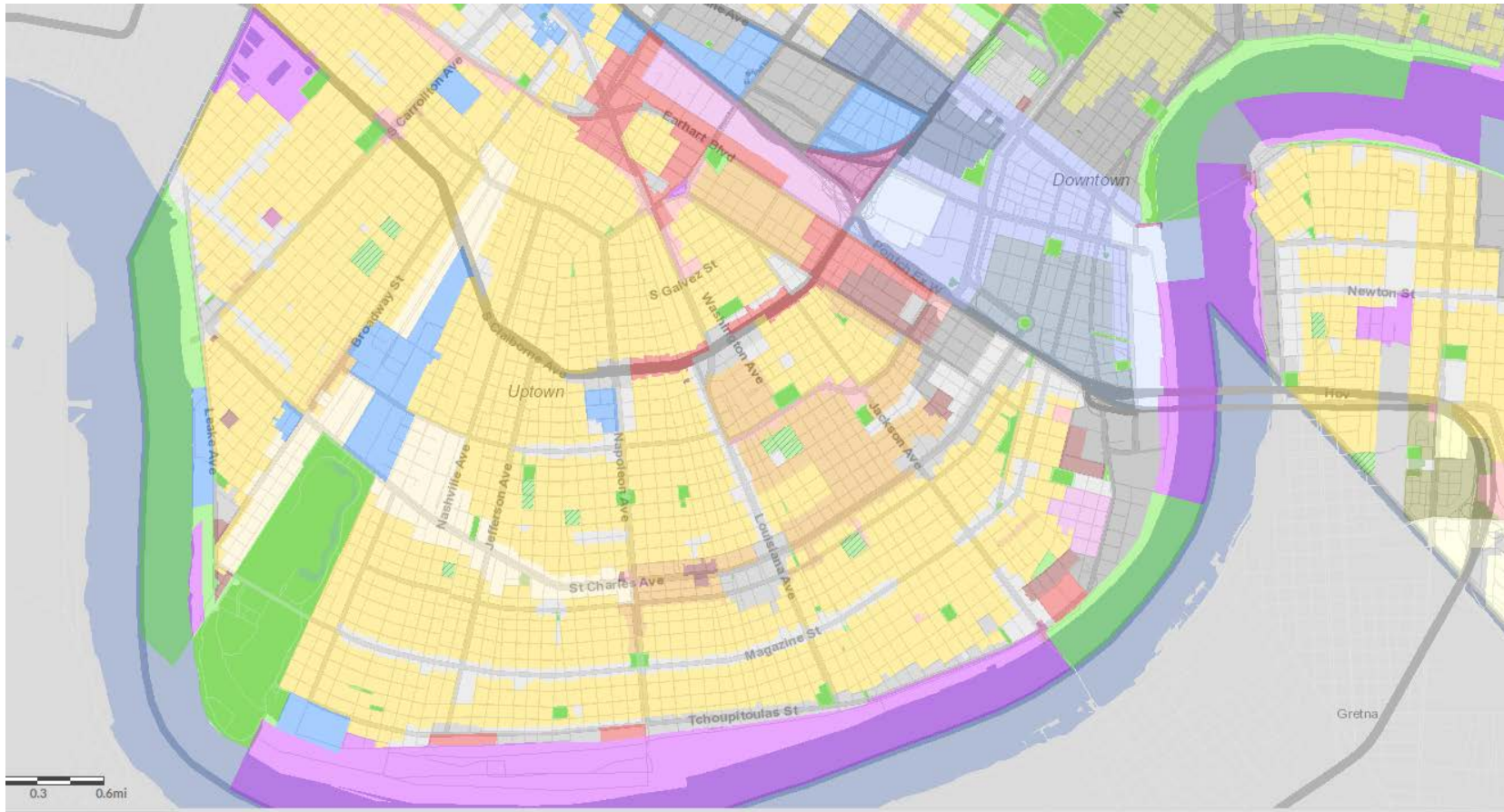
63 du/acre



71 du/acre

# CHAPTER 14

- OUR ASK #2: Please add “Multi-family development is permitted” to General Commercial land use category “Range of Uses” section.



*What is our interest in creating exclusively auto-oriented commercial on Claiborne or Broad or Earhart?*

# CHAPTER 14



- OUR ASK #3: Edit the Future Land Use Map to replace “Mixed-Use Low Density” with “Mixed-Use Medium Density” in all contiguous areas that fall within 500 feet of high-frequency transit corridors and within the 30-minute transit commute shed to major job centers. This provides opportunities for transit-oriented development on commercial corridors using the correct category designated for that purpose. Maps follow.

## **Mixed-Use Medium Density Future Land Use Category**

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. **Proximity to transit encouraged.**

Range of Uses: Medium-density 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.

- High Frequency Transit Corridors
- Type 1 TOD Priority Areas
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



## District A – Map #1

*Areas to Change  
MUL to MUM on  
Future Land Use  
Map*

- High Frequency Transit Corridors
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



## District A – Map #2

*Areas to Change  
MUL to MUM on  
Future Land Use  
Map*

- High Frequency Transit Corridors
- Type 1 TOD Priority Areas
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



## District B – Map #1

*Areas to Change  
MUL to MUM on  
Future Land Use  
Map*

- High Frequency Transit Corridors
- Type 1 TOD Priority Areas
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



## District B – Map #2

Areas to Change  
MUL to MUM on  
Future Land Use  
Map

- High Frequency Transit Corridors
- Type 1 TOD Priority Areas
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



*District C – Map*

*Areas to Change MUL to MUM on Future Land Use Map*

- High Frequency Transit Corridors
- Type 1 TOD Priority Areas
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



*District D – Map*

*Areas to Change MUL to MUM on Future Land Use Map*

# FINAL SUMMARY



- Chapter 5: Please co-sponsor all or some recommendations from the edited document.
- Chapter 14: No action needed now; follow-up advocacy may be needed during the public review of all Master Plan amendments after the final submission date of August 31.
- THANK YOU! Contact us with any follow-ups:
  - [amorris@gnoha.org](mailto:amorris@gnoha.org)
  - [alexandra@asakurarobinson.com](mailto:alexandra@asakurarobinson.com)