

FINAL REPORT

Reuse/Redevelopment Plan for Naval Support Activity New Orleans East Bank

prepared for:

City of New Orleans

New Orleans Advisory Task Force
Office of Recovery & Development Administration
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submitted by:

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Foreword

“Building on the strengths of the City of New Orleans and the NSA site, the NOATF will create a forward-thinking, business-minded redevelopment plan that will make use of all available resources; create opportunities for the city as a whole and the immediate neighborhoods in particular; and involve businesses, civic, and residential communities. To accomplish this goal will require teamwork, trust, leadership, and vision. The result will be a financially feasible, economically viable development that epitomizes the city’s resilience, strength, and progression into the 21st Century and beyond.”

Belinda Little-Wood

Executive Director, NSA New Orleans Advisory Task Force

This Reuse Plan was prepared with support from the Department of Defense Office of Economic Adjustment.

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INTRODUCTION

The City of New Orleans (City), through the New Orleans Area Task Force (NOATF), has prepared this comprehensive reuse plan (Reuse Plan) for the redevelopment of the Naval Support Activity New Orleans “East Bank” property (NSA East Bank). The City is the sole political jurisdiction comprising the local redevelopment authority (LRA) for NSA East Bank and is federally recognized as the LRA by the Department of Defense, Office of Economic Adjustment. The Mayor of the City established the NOATF by Executive Ordinance to carry out the LRA’s responsibilities.

The City retained URS Corporation (URS) to provide professional services to NOATF for preparation of the NSA East Bank Reuse Plan. The preparation of the Reuse Plan (the “Project”) supports restoration of NSA East Bank to meet the regulatory requirements to transfer the property to the City under the Defense Base Closure and Realignment Act of 1990, as amended (Pub. L. No. 101-510(1990)). The purpose of Base Realignment and Closure (BRAC) is to provide a fair process that will result in the timely closure and realignment of military installations within the United States.

More than 350 installations have been closed in four BRAC rounds: 1989, 1991, 1993, and 1995. The most recent round of BRAC authorizations was completed in the fall of 2005, and with the BRAC Commission’s recommendations, became law in November 2005. NSA East Bank was included in the 2005 BRAC round.

VISION AND GOALS OF THE PROJECT

The vision of NOATF is to provide a framework for the creation of a unique community asset.

The goals of NOTAF are to:

- Develop a plan that will enhance the local economy and increase local tax revenues.
- Develop a plan that will replace and/or increase civilian jobs and payroll.
- Develop a plan that preserves and protects the unique character of the City of New Orleans.
- Develop a plan that embraces the guiding principles of the Unified New Orleans Plan and other recovery planning efforts.
- Build community support and excitement through an open planning process.
- Strive to be responsive to the social needs of the local community.
- Carry out the planning process in a timely manner.
- Incorporate economic feasibility, financial feasibility, and appropriate environmental standards.
- Capitalize on opportunities and remain flexible throughout the process.

With this in mind, the NSA East Bank Project Team (as defined and identified in Section 1.4 of this document) began investigations into several areas critical to determining the best possible redevelopment recommendation. These investigations included:

- Regional and Community Goals and Objectives
- Public Involvement and Participation
- Existing Conditions
- Regional Economic Profile and Market Analysis
- Analysis of Strengths, Weaknesses, Opportunities, and Threats
- Alternative Reuse/Redevelopment Options
- Recommended Reuse/Redevelopment Plan

PROJECT STUDY AREA

NSA New Orleans consists of two separate properties geographically divided by the Mississippi River; the property on the north side is known as the East Bank and the property on the south side is known as the West Bank. The subject property is the East Bank property.

NSA East Bank consists of approximately 25.33 acres near river mile 93 on the east bank of the Mississippi River, and is located entirely within the City New Orleans, Louisiana. It is bounded primarily by residential land uses on the west and north, the Inner Harbor Navigation Canal on the east, and the Mississippi River to the south. See Figure ES-1: NSA East Bank Study Area, below.

DESCRIPTION OF THE PROPERTY

According to the U.S. Navy, there are 51 structures at NSA East Bank. The U.S. government, via the U.S. Department of Transportation Maritime Administration (MARAD), owns and operates the Poland Street Wharf on the east bank of the river adjacent to the station. The Poland Street Wharf has a 2,193-foot face and is used primarily by the Military Sealift Command/Ready Reserve Fleet, but is also partially leased to a private steamship corporation.

The station is dominated by three six-story buildings, each of which has over 500,000 square feet of floor space. The land and the three buildings were originally developed for use by the U.S. Army Quartermaster Corps as a general depot during World War I in June 1919. In June 1966, the New Orleans Army Base was conveyed to the U. S. Navy. In July 1966 the property was designated the Naval Support Activity New Orleans to reflect the changing mission of the station.



Figure ES-1: NSA East Bank Study Area (in red)



Photograph 1: Recent Aerial photograph of Naval Support Activity New Orleans East Bank

FINDINGS

Regional and Community Goals and Objectives

In order to develop a reuse plan that both fit the context of the study area and had community consensus, it was important to understand what planning efforts had been conducted previously, which of those efforts had been adopted, and how the community in the study area felt about those plans.

The Project Team conducted research among various agencies to determine what previous planning efforts had been conducted. Coordination was conducted with several agencies including the Regional Planning Commission (RPC), The City of New Orleans, the New Orleans Regional Transit Authority (RTA), and others.

The local community, through public meetings and feedback, developed a general set of goals and objectives along with the Project Team. They are:

Develop a Reuse/Redevelopment Strategy that:

- Fits the Context of the Study Area
- Provides Jobs/Economic Stimulus
- Conforms to Existing/Planned Land Uses
- Benefits both the Local Area and the Greater New Orleans Area
- Assists in Local Recovery Efforts
- Includes Participation and Consensus from the Local Community

Public Involvement and Participation

Public involvement is critical to the success of any project. The Public Involvement Plan (PIP) for the NSA East Bank Redevelopment Project was designed to keep agencies and the public fully involved in the study and to elicit feedback.

Throughout the duration of the study effort, the NSA East Bank Team performed extensive public involvement activities in order to create a climate for the open exchange of ideas and views. A variety of outreach and communications strategies were undertaken to facilitate discussions with citizens, interested communities, neighborhood associations, local agencies, and elected and appointed officials.

The PIP was structured to collect information from many different audiences, in both formal and informal formats. Opportunities for comment and input were available by way of correspondence, e-mail, a project website (www.nsaeb.com), public meetings, and a facility tour. Visual materials and public presentations were also used to convey information. A listing of Public Involvement activities is outlined below. Section 2.2 of this report provides more detail about the public participation process.

PUBLIC MEETINGS

- November 17, 2008 – NOCCA Charter School, 2800 Chartres, New Orleans LA, 70117
- December 15, 2008 – NOCCA Charter School, 2800 Chartres, New Orleans LA, 70117
- January 12, 2009 – NOCCA Charter School, 2800 Chartres, New Orleans LA, 70117
- August 6, 2009 – Academy of the Holy Angels, 3500 Saint Claude Avenue, New Orleans, LA 70117

NOATF Board Meetings

- August 19, 2008 - 8th Floor, Room #8E10 (Emergency Preparedness Conference Room), 1300 Perdido Street (City Hall)
- October 28, 2008 – 4th Floor, #4W05 (Purchasing Conference Room), 1300 Perdido Street (City Hall)
- November 18, 2008 – NOATF Office, 1340 Poydras, 10th Floor Conference Room
- December 8, 2008 – (SWOT Workshop) - NSA East Bank New Orleans, 6th Floor Conference Room, Building 603

- January 23, 2009 – 8th Floor, Room #8E10 (Emergency Preparedness Conference Room), 1300 Perdido Street (City Hall)
- March 11, 2009 – 8th Floor, Room #8E10 (Emergency Preparedness Conference Room), 1300 Perdido Street (City Hall)
- September 10, 2009 – 8th Floor, Room #8E10 (Emergency Preparedness Conference Room), 1300 Perdido Street (City Hall)

Community Facility Tour of NSA East Bank

- January 12, 2009 – NSA East Bank and Affiliated Facilities

Additional Agency/Community Coordination:

- Regional Planning Commission
- Regional Transit Authority
- City of New Orleans Planning and Development
- Port of New Orleans
- New Orleans Public Belt Railroad
- U.S. Department of Transportation Maritime Administration
- Homeland Security Administration
- St. Claude Main Street Coalition
- Bywater Neighborhood Association
- Marigny Neighborhood Association
- Holly Cross Neighborhood Association
- Lower 9th Ward Neighborhood Association
- Upper 9th Ward Neighborhood Association
- Riverfront Alliance
- Federal City
- UNITY of Greater New Orleans

Existing Conditions

An environmental conditions assessment, personal property inventory, and utilities analysis was conducted for the NSA East Bank site to determine what, if any, deficiencies existed in current service and what the possible disposition of certain items available to be conveyed to the LRA might be. Section 3.3 provides a list of the environmental studies prepared and a detailed description of the findings published by the BRAC Program Management Office.

The environmental conditions analysis found that Asbestos Containing Materials (ACM) and Lead Based Paint (LBP) were present, and that remediation would be necessary for any redevelopment or renovation.



Photograph 2: Typical existing office spaces in Buildings 601 and 603



Photograph 3: View of storage areas on the first floor of Building 601

The utilities analysis found that current services would satisfy the needs of the proposed conceptual land uses examined as part of this study.

A Personal Property Inventory (PPI) was conducted per the 2006 Base Redevelopment and Realignment Manual (BRRM). Property that was eligible to be conveyed to the LRA as part of the general conveyance of the property was identified and documented. The complete PPI is available in Appendix H of this Reuse Plan.

Regional Economic Profile and Market Trend Analysis

URS performed a regional economic profile and market trend analysis to assess the socioeconomic conditions and characteristics with the New Orleans Metropolitan Area (NOMA). A detailed description of this analysis is set forth in Section 3.2. Based on the analysis performed, the City faces an enormous challenge in rebuilding its damaged housing stock. Nearly 65,000 units in the City are either deteriorated or dilapidated. Once these units are rebuilt, it is likely that the units will re-absorb the population returning to the area.

In terms of labor and employment, the entire region faces labor shortages in key knowledge based sectors such as engineering and installation and in the construction, maintenance, production and extraction sectors. A target sector analysis conducted indicated that a research/technology park would be the best option to anchor the existing site, and in-turn promote overall economic development in the region by providing opportunities for workforce training and job creation. A recommended mixed use development concept would include retail, residential and commercial uses and make the site an attractive location to live, work and learn.

Analysis of Strengths, Weaknesses, Opportunities and Threats

A SWOT Analysis is a strategic planning method used to evaluate the Strengths, Weaknesses, Opportunities, and Threats (SWOT) for a particular project. It involves specifying the objectives or goals of the project and identifying the internal and external factors that are favorable and unfavorable to achieving those objectives or goals.

As part of the Project, a SWOT analysis was conducted for the NSA East Bank and the immediate Marigny/Bywater Area. The analysis was conducted by the Project Team based on economic, market, and environmental conditions, and previous plans undertaken in the area. Additionally, a workshop was held with the NOATF, which included representatives from the City and community leaders.

Alternative Reuse/Redevelopment Options

After consultation and coordination with the public and several agencies, three potential land use alternatives (options) were developed, along with conceptual site plans for illustrative purposes.

The three potential land use options are described below. Note: square footage calculations are approximate and intended for illustrative purposes only.

Alternative 1: Maintain All Three Main Structures

Refer to Figure 4-2: Redevelopment Alternative (Option) 1.

Maintain All Three Main Structures

Building 603

- Floors 5 and 6 – Emergency Operations Center (EOC) and temporary hurricane shelter for special needs persons (approximately 200,000 square feet [SF])
- Floors 2, 3, and 4 – Research and training technology center (approximately 300,000 SF)
- Floor 1 – Neighborhood level retail (approximately 50,000 SF) and restricted non-cruise terminal parking (approximately 50,000 SF)

Building 602

- 1,100 to 1,200 parking spaces to support cruise terminal (approximately 500,000 SF)

Building 601

- Floors 5 and 6 – Above market-rate residential (approximately 200,000 SF)
- Floors 2, 3, and 4 – Market-rate, affordable, and subsidized housing (approximately 300,000 SF)
- Floor 1 – Restricted non-cruise terminal parking (approximately 100,000 SF)

Associated green space: 10 to 12 acres.

Alternative 2: Maintain Two Main Structures

Refer to Figure 4-3: Redevelopment Alternative (Option) 2.

Building 603 – Demo

New Development (West Side of Site)

- Neighborhood-scale mixed-use buildings
- Approximately 180,000 SF
- 60,000 SF retail, 120,000 SF office/commercial (research and training technology center)

Building 602

- 1,100 to 1,200 parking spaces to support cruise terminal (approximately 500,000 SF)
- Option 2a: Floors 5 and 6 – EOC and temporary hurricane shelter for special needs persons (approximately 200,000 SF)

Building 601

- Maintain residential use as per Option 1, or partial demolition and add floors for above market-rate residential (approximately 150,000 SF)
- Floors 2 through 6 – Market-rate residential (approximately 400,000 SF)
- Floor 1 – 35,000 SF supportive retail, 65,000 SF restricted non-cruise terminal parking

Supportive Housing (Northeast Corner of Site)

- Separate Building – per the UNITY of Greater New Orleans (UNITY GNO) Notice of Interest for homeless assistance at NSA East Bank (UNITY GNO proposal)

Associated green space: 11 to 13 acres.

Alternative 3: Demolition of All Three Main Structures

Refer to Figure 4-4: Redevelopment Alternative (Option) 3.

New Residential (Southeast Corner of Site)

- 375,000 SF at 6 stories
- 500,000 SF at 8 stories
- New office/commercial (east side of site)
- Approximately 360,000 SF to support research and training technology center (neighborhood scale)

Supportive Housing (Northeast Corner of Site)

- Separate Building – per UNITY GNO proposal

Parking (West Side of Site – No Cruise Terminal Support)

- Approximately 122,500 SF – 200 spaces

Mixed-Use Buildings (West Side of Site)

- Approximately 235,000 SF
- Floor 1 – Neighborhood-scale retail
- Floor 2 – Office/commercial use to support research and training technology center
- Floor 3 – Residential

Associated green space: 10 to 12 acres.

Recommended Reuse/Redevelopment Plan

After presentation of the three potential redevelopment options to the public and various agencies, reasonable consensus was reached that either Option 1 or Option 2 made the most sense and had the most support. Common threads in Option 1 and Option 2 include mixed use on the site that would allow for the various types of uses described in the options while maintaining most, if not all, of the main structures for reuse and consideration of historic designation.

The resulting conceptual land use plan for the NSA East Bank designates the property for use in economic development, job creation, an EOC/temporary hurricane shelter, and other supportive uses. This new “Mixed Use District” supports the recommendations from the community and various agencies consulted during the course of the NSA East Bank Redevelopment Study.

Allocations of space for anticipated uses are general recommendations. The Study Team recognizes the dynamic nature of the national financial markets and the local economy. Consequently, it is important that this plan maintains flexibility to meet future economic trends and market demands. As economic conditions evolve, the specified square footage of particular usages in this plan may change as well.

A conceptual land use graphic was developed and appears Section 5 of this document. **Refer to Figure 5-1: Recommended Reuse Plan.**

SECTION ONE INTRODUCTION

1.1 PURPOSE

The City retained URS to provide professional services to the NOATF for preparation of the NSA East Bank Reuse Plan. The stated mission of the NOATF is to prepare a comprehensive plan for the redevelopment of the NSA East Bank property.

The 2005 BRAC Commission realigned NSA New Orleans. The larger West Bank installation will remain open and host the Federal City project that will house Marine Corps Forces Reserve Command headquarters and other uses. The NSA East Bank is scheduled to be closed in 2011 and the property will be disposed of in accordance with Federal regulations and guidelines.

Figure 1-1 shows the property location.

This Reuse Plan presents the findings and recommendations of URS regarding the potential reuse and redevelopment of the NSA East Bank property. Community objectives, City land use priorities, and market potentials have been evaluated to determine prospective uses of the subject property that will maximize benefits for the Greater New Orleans region and its citizens. Notices of interest from State and local government, representatives of the homeless, and other interested parties have been incorporated into the planning process for this project.

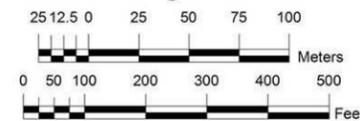
1.2 NEW ORLEANS ADVISORY TASK FORCE

NOATF is composed of members appointed by Mayor C. Ray Nagin to provide the framework for the creation of a unique community asset from the opportunity created by the disposition of the NSA East Bank property. The City is the LRA recognized by the OEA as the entity responsible for developing the Reuse Plan; the City, by ordinance, directed implementation of the Reuse Plan by the NOATF. The NOATF Board met regularly with the URS Project Team to provide guidance and direction for the reuse planning process. The approved goals of NOATF are presented in Section Four, Alternative Reuse Strategies.

NOATF serves as the liaison between the U.S. Department of Defense (DoD), NSA New Orleans, the City, and Federal and State agencies for all base closure matters. The City, through the NOATF is the single entity responsible for identifying local redevelopment needs and preparing a redevelopment plan for the Navy to consider in the disposal of the NSA East Bank property. In this context, the term “redevelopment plan” means a plan that (1) represents local consensus on the redevelopment with respect to the installation and (2) provides for redevelopment of the property that becomes available because of the NSA New Orleans realignment and NSA East Bank closure.



SITE LOCATION MAP



Legend

- NSA NOLA East Bank Plan Area
- Railroads

CLIENT: City Of New Orleans, LA	LOCATION: Naval Support Activity New Orleans, LA East Bank New Orleans, LA
DATE: 04 February 2009	FILE: C:\Documents and Settings\Chris_Garcia\My Documents\NSA NOLA East Bank Redevelopment\NSA NOLA Aerial Map.mxd

URS
200 Orchard Ridge Drive
Gaithersburg, MD 20878

NSA NOLA - 003
Study Area
NSA NOLA East Bank,
New Orleans, LA



Source Citation:
This imagery was provided by the Regional Planning Commission for Jefferson, Orleans, and St. Bernard parishes and the Louisiana Department of Transportation and Development (DOTD). The imagery is not responsible for any errors arising from any use of the data made by the user. The user is responsible for any errors arising from any use of the data made by the user.

Figure 1-1: Naval Support Activity New Orleans East Bank and Vicinity

1.3 REUSE MISSION, VISION, AND GOALS

This Project supports the stated mission, visions, and strategic goals of NOATF. The purpose of this Project was to solicit public involvement and identify community goals and objectives from other planning efforts related to recovery of the City, gather and analyze relevant data, formulate alternative reuse plan concepts, and incorporate NOATF Board direction and community consensus from the public involvement program to prepare a preferred reuse/redevelopment plan, based on the alternative plans.

The stated mission of NOATF is to prepare a comprehensive plan for the redevelopment of the NSA East Bank.

The stated vision of NOATF is to provide the framework for the creation of a unique community asset.

The approved goals of NOATF are to:

- Develop a plan that will enhance the local economy and increase local tax revenues.
- Develop a plan that will replace or increase civilian jobs and payroll.
- Develop a plan that preserves and protects the unique character of the City.
- Develop a plan that embraces the guiding principles of the Unified New Orleans Plan and other recovery planning efforts.
- Build community support and excitement through an open planning process.
- Strive to be responsive to the social needs of the local community.
- Carry out the planning process in a timely manner.
- Incorporate economic feasibility, financial feasibility, and appropriate environmental standards.
- Capitalize on opportunities and remain flexible throughout the process.

1.4 URS PROJECT TEAM

The URS project team comprises planners, engineers, economists, and other supporting staff. The URS Metairie office led the project effort, with participation from other offices. Three subcontractors worked with the URS staff, contributing local expertise to the reuse planning process. The subcontractors include Fernandez Plans, LLC; Darrell J. Saizan and Associates, Inc.; and Steve Villavaso and Associates, LLC. Individual project team members are listed in the acknowledgements. The aforementioned are referred to in this Reuse Plan as the “Project Team.”

1.5 PROJECT SCOPE OF WORK AND SCHEDULE

Four primary tasks defined the Project scope: Regional and Community Goals and Objectives, Data Collection and Analysis, Alternative Reuse Strategies, and Recommended Reuse/Redevelopment Plan. The full Project scope of work is provided in Appendix A. This Reuse Plan is organized according to the specific tasks set forth in the Project scope.

The Project began with Mayor Nagin's approval and signing of the prime contract with URS in August 2008. The first NOATF Board meeting attended by the Project Team was also in August. Data collection began in September, followed by the initial project site visit in October. Public meetings were held in November, December, January, and August. The Project Team also continued to meet with the NOATF Board through September 2009. The final Reuse Plan was submitted to the NOATF Board in April 2009 for approval and was revised to include additional public outreach requested by the City Council. The final plan was submitted in September 2009.

1.6 REPORT ORGANIZATION

This Reuse Plan is organized in five sections, preceded by an executive summary. Section One provides an introduction and overview to familiarize the reader with the project and the context of planning for reuse and redevelopment of the NSA East Bank property. Section Two addresses community goals and the PIP conducted for this Project. Section Three documents existing physical conditions at NSA East Bank and presents an analysis of "strengths, weaknesses, opportunities, and threats" likely to influence reuse potential. Section Four presents the conceptual alternative reuse strategies developed during the Project planning and public involvement process, addressing physical, economic, and social considerations for the alternatives. Section Five concludes with the recommended reuse plan, based on public input and developed with the guidance of the NOATF Board.

Appendices, references, and a glossary with acronyms provide additional documentation for the reader's reference.

1.7 LIMITATIONS OF ANALYSIS

The analysis, recommendations, and conclusions presented in this Reuse Plan represent the best judgment of the URS Project Team as guided by the NOATF Board. It is based on information compiled and evaluated in accordance with the project scope of work issued by the City. This Reuse Plan has been prepared consistent with standard industry techniques and professional practices. The information used for this Project is believed to be factual, although analysis and projections of development potential are subject to variables such as the accuracy of secondary information and unanticipated changes such as economic and public policy shifts. The contents of this Reuse Plan are intended only for the use of the City. URS assumes no responsibility for secondary use of this Reuse Plan by third parties.

1.8 ACKNOWLEDGMENTS

The URS Project Team wishes to acknowledge and thank the following organizations and individuals for their participation and contributions to this Project.

- The Honorable C. Ray Nagin, Mayor of New Orleans

City of New Orleans NSA New Orleans Advisory Task Force

NOATF Chairperson: Dr. Edward Blakely, Executive Director, Office of Recovery and Development Administration, City of New Orleans

NOATF Board Members:

- Belinda Little-Wood, Executive Director, NSA NOATF
- Walter R. Brooks, Chairman, Regional Planning Commission
(Kara Renne, Designee)
- James O. Campbell, Chairman, Port of New Orleans
(Joe Cocchiara, Designee)
- Julie Jones, President, Bywater Neighborhood Association
- David Mize, Mayor's Military Advisor, New Orleans Federal Alliance
- E. Fredrick Preis, Jr., Chairman, New Orleans Chamber of Commerce
(Sandra Gunner, Designee)
- Dr. Timothy P. Ryan, Chancellor, University of New Orleans
- Clayton White, President, Algiers Economic Development Foundation
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- U.S. Maritime Administration
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- Ed. Cherrie
- Eli Ackerman
- Eric Strachen
- French Quarter Citizens
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- Geoff Moen
- Harold Gee
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- Marigny Neighborhood Association
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- Nancy Tullis
- Nathan Chapman
- New Orleans Center for Cultural Arts (NOCCA)
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- Paul Cramer
- Riverfront Alliance
- Scott Aiges
- Shawn Barney
- Upper 9th Ward Neighborhood Association
- Walter Gallas
- Wyneck Fisher

SECTION TWO COMMUNITY GOALS AND PUBLIC INVOLVEMENT

2.1 INTRODUCTION TO THE STUDY AREA

The NSA East Bank installation currently comprises 25.33 acres of land near river mile 93 on the east bank of the Mississippi River. The site is located entirely within the City.

The land and the three buildings have a history that began in June of 1919, when the buildings were constructed for the U.S. Army Quartermaster Corps for use as a general depot during World War I. These buildings were partially used by the Quartermaster Corps after completion until February 1931, when Buildings 601 and 602 were leased to the Board of Commissioners, Port of New Orleans, establishing an historical precedent for civilian public use. With the advent of World War II, the lease to the port was canceled. The installation reverted to complete use by the military, which has continued to the present day. DoD recommended closing NSA New Orleans during BRAC 2005, and closure is now scheduled for 2011.



Photograph 4: View of Naval Support Activity New Orleans pre-1923



Photograph 5: Aerial view of Naval Support Activity New Orleans East Bank circa 1960



Photograph 6: Aerial view of Naval Support Activity New Orleans East Bank circa 1984

2.1.1 Description of the Study Area

The project area is bounded on the west by the Bywater and Marigny neighborhoods, on the north by the St. Claude neighborhood, on the east by the Inner Harbor Navigational Canal, and on the south by the Mississippi River.



The NSA East Bank site is made up of 51 different buildings, but is dominated by three six-story structures—Buildings 601, 602, and 603. Each of these buildings contains over one-half million square feet of floor space. The U.S. Department of Transportation Maritime Administration (MARAD) owns and operates the Poland Street Wharf adjacent to the station on the Mississippi River.

Photograph 7: Exterior view of the southeast corner Building 601

2.1.2 Land Uses in the Area

Land uses in the area are dominated by single-family residential uses, intermingled with some multi-family residential uses such as duplexes and small apartment buildings. Commercial land use is primarily concentrated along St. Claude Avenue, the main thoroughfare to the north of the project site, and along Chartres Street on the riverside of the Bywater and Marigny neighborhoods.

2.1.3 Goals and Objectives of NOATF

The vision of NOATF is to provide a framework for the creation of a unique community asset.

The goals of the NOATF are to:

- Develop a plan that will enhance the local economy and increase local tax revenues.
- Develop a plan that will replace and/or increase civilian jobs and payroll.
- Develop a plan that preserves and protects the unique character of the City of New Orleans.
- Develop a plan that embraces the guiding principles of the Unified New Orleans Plan and other recovery planning efforts.
- Build community support and excitement through an open planning process.
- Strive to be responsive to the social needs of the local community.

- Carry out the planning process in a timely manner.
- Incorporate economic feasibility, financial feasibility, and appropriate environmental standards.
- Capitalize on opportunities and remain flexible throughout the process.

2.1.4 Goals and Objectives of the Community

The Project Team conducted research among various agencies to determine what previous planning efforts had been conducted. Coordination was conducted with several agencies, including the Regional Planning Commission (RPC), The City, the New Orleans Regional Transit Authority (RTA), and others.

The local community, through public meetings and feedback, developed a general set of goals and objectives along with the project team. They included:

Develop a Reuse/Redevelopment Strategy that:

- Fits the Context of the Study Area.
- Provides Jobs/Economic Stimulus.
- Conforms to Existing/Planned Land Uses.
- Benefits both the Local Area and New Orleans at Large.
- Assists in Local Recovery Efforts.
- Includes Participation and Consensus from the Local Community.

2.1.5 Conflicts

Proposed Cruise Terminal

One major concern voiced by local residents was regarding the Port of New Orleans' use of the Poland Avenue Wharf (via a pre-existing agreement with MARAD) as a future cruise terminal site. Opposition concerned the amount of traffic generated by a cruise terminal and the potential for severe impacts on the local street network.



Photograph 8: View of the existing MARAD dock facility and MARAD structure planned for use as a future cruise terminal (background)

Land Use Compatibility

Land use compatibility was another area of concern as the site is currently zoned as Light Industrial. As a new Land Use Master Planning effort is currently underway for the City,

Community Goals and Public Involvement

coordination with the City’s planning and development department was crucial to ensure proper zoning designation for future land use and zoning for the site. Currently, it is envisioned that the site would be zoned as a “Mixed-Use District,” allowing for preferred uses after conveyance of the property to the LRA. More detailed information on land use compatibility is available in Section 4.6.



Photograph 9: Example of mixed use buildings in the French Quarter



Photograph 10: Example of mixed use buildings in Austin, TX with similar volume and massing characteristics



Photograph 11: Example of mixed use buildings in Addison, TX with similar volume and massing characteristics

Scale

Normally, the scale of the dominant buildings on the installation immediately adjacent to single-family residential land uses would have been a concern. However, since the buildings have been in place since 1919, this was not considered a conflict. In fact, the age and legacy of the buildings spurred a major concern among local residents for historical preservation.

2.2 PUBLIC PARTICIPATION PROGRAM

2.2.1 Introduction

Broad-based public participation is essential to the success of any public planning project. A PIP was designed for the Project to keep agencies and the public fully involved in the process and to solicit input and feedback.

Throughout the duration of Project, the NSA East Bank Project Team performed a variety of involvement activities in order to create a climate for open exchange of ideas and views. Outreach and communications activities were undertaken to facilitate discussions with interested citizens, community and neighborhood associations, local agencies, and elected and appointed officials. The PIP Plan is provided in Appendix B.



Photograph 12: Initial Site Visit Tour

2.2.2 Outreach Goals

The primary goal of the PIP was to engage interested citizens and stakeholders in the reuse planning process for the NSA East Bank property. The PIP was structured to collect information from many different audiences, using both formal and informal formats. Opportunities for comment and input were available by way of correspondence, e-mail, a project website (www.nsaeb.com), public meetings, and a facility tour. Visual materials and public presentations were also used to convey information.

2.2.3 Methods of Public Participation

The primary method of public participation was through a series of public meetings scheduled at key milestones during the project schedule. Additionally, the project website included a comments section for the project team to receive input. All public presentation materials were posted on the website.

The PIP also included a database of stakeholders including neighborhood organizations, individuals, public agencies, and elected and appointed officials. Figure 2-1 illustrates the neighborhoods within the vicinity of the NSA East Bank installation. The general vicinity extends from the edge of the French Quarter (upriver) to the Orleans/St. Bernard Parish boundary (downriver). Meeting notices (included in Appendix C) were emailed to neighborhood organizations, individuals, appointed and elected officials, various local agencies, and the local Times Picayune newspaper. The newspaper published public notices of the meetings.

Community Goals and Public Involvement

All organizations notified of the public meetings are listed below by neighborhood area.

- Bywater Area:
 - Bywater Neighborhood Association
 - Bywater Civic Association
- Desire Area:
 - Desire Area Residents Council
 - Florida Residents Council
- Faubourg Marigny Area:
 - Faubourg Marigny Improvement Association
 - Spice Factory Condominium Association
- French Quarter Area:
 - French Quarter Business Association
 - French Quarter Citizens for Preservation of Residential Quality, Inc.
 - Lower Quarter Crime Watch
 - Organization for Renaissance on Rampart Street
 - Rampart Main Street Program
 - Vieux Carre Property Owners, Residents, and Associates, Inc.
- Holy Cross Area:
 - Holy Cross Neighborhood Association
- Lower Ninth Ward Area:
 - ACORN Lower Ninth Ward Chapter
 - Lower Ninth Ward Neighborhood Empowerment Network
- St. Claude/Claiborne Area:
 - St. Claude Main Street Program
 - St. Claude Merchants Association
 - ACORN 7th and 8th Ward Chapter
- St. Roch Area:
 - Faubourg St. Roch Improvement Association
- Seventh Ward Area:
 - Seventh Ward Civic and Political Improvement Association

Special interest groups, including the Preservation Resource Center and the National Trust for Historic Preservation, were also included in the distribution of meeting notices.

A tour of the facility was organized and conducted on January 12, 2009, for stakeholders and interested citizens. Photographs taken during the tour are provided in Appendix D.



Photograph 12: Stakeholder / interested citizen tour of the facilities January 12, 2009

2.2.4 Meetings

Three public information meetings were held at the New Orleans Center for Creative Arts (NOCCA) Charter School located at 2800 Chartres Street in the Bywater neighborhood. The school is conveniently located near the NSA East Bank facility and nearby residents of the facility. Appendix E contains sign-in sheets for each meeting. A summary of each meeting is provided below, and meeting notes are provided in Appendix F. Written comments received as part of the public outreach are included in Appendix G.

- November 17, 2008 – The first public meeting was an information-style meeting utilizing “information stations” with Project Team members available to discuss the Project, provide information, and answer questions. A specific time was advertised for a presentation introducing the Project. The overall objective of the first meeting was to introduce the project to the public, including the scope of work and schedule, and to ascertain the public’s view of key issues and vision for the redevelopment of the facility.
- December 15, 2008 – At this public meeting, participants were asked to participate in a SWOT exercise as well as review and offer input on three conceptual redevelopment alternatives. The primary objective of this meeting was to gain input from the public on their preferred redevelopment alternative.
- January 12, 2009 – The public meeting included a presentation on more detailed information and refinements to the conceptual alternatives. The format of this meeting included a brief open house at “information stations” as well as a question and answer period with the attendees.
- August 6, 2009 – This final public meeting included a review presentation on detailed information and refinements to the conceptual alternatives. The meeting included a brief open house followed by a presentation as well as a question and answer period with the attendees.

The Project Team was also available and presented updates to NOATF at the following meetings:

- October 28, 2008
- November 18, 2008

Community Goals and Public Involvement

- December 3, 2008
- December 16, 2008
- January 22, 2009
- March 11, 2009
- September 10, 2009

With the exception of the December 16, 2008, meeting, all meetings of NOATF were held at local City Hall offices. The December 16 meeting was held at the NSA East Bank to offer NOATF Board members the opportunity to view the facility and its relation with the three alternatives developed by the Project Team.

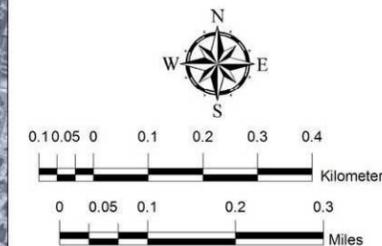
The project team was also available and presented updates to the Special Development Projects/Budget/Audit Committee of the New Orleans City Council at the following meetings:

- April 16, 2009
- August 11, 2009

Community Goals and Public Involvement



SITE LOCATION MAP



Legend
 NSA NOLA East Bank Plan Area

CLIENT: City Of New Orleans, LA	LOCATION: Naval Support Activity New Orleans, LA East Bank New Orleans, LA
DATE: 03 February 2009	FILE: C:\Documents and Settings\Chris_Garcia\My Documents\NSA NOLA East Bank Redevelopment\NSA NOLA GIS\NSA NOLA East Bank Neighborhoods.mxd
DESIGN: CJG	 200 Orchard Ridge Drive Gaithersburg, MD 20878
CHECKED: CJG	
SENIOR: SCL	

NSA NOLA - 008
Study Area Neighborhoods
 NSA NOLA East Bank,
 New Orleans, LA



This imagery was provided by the Regional Planning Commission for Jefferson, Orleans, and St. Bernard parishes. It is provided as a courtesy and is not intended for use in any other way. The imagery is provided as a courtesy and is not intended for use in any other way. The imagery is provided as a courtesy and is not intended for use in any other way.

Figure 2-1: New Orleans Neighborhoods in the Vicinity of NSA East Bank

With the exception of the December 16, 2008, meeting, all meetings of NOATF were held at local city hall offices. The December 16 meeting was held at the NSA East Bank Facility to offer board members the opportunity to view the facility and its relation with the three alternatives developed by the project team.

2.2.5 Agency Involvement and Coordination

Input was obtained and coordination meetings were held with several local agencies including:

- Regional Planning Commission – designated Metropolitan Planning Organization
- Regional Transit Authority – local transit provider
- City Planning Commission – local planning commission
- Port of New Orleans – local port authority
- St. Claude Main Street Coalition – designated main street program
- New Orleans Public Belt Railroad – local short line railroad
- U.S. Department of Transportation Maritime Administration
- Homeland Security Administration

2.2.6 Public and Agency Comments

As noted previously, written comments were accepted at all public meetings as well as via the project website (www.nsaeb.com). While this section provides a synthesis of input received, Appendix F contains meeting notes prepared by the Project Team and comments received from participants and via the project website are included in Appendix G.

The first public meeting held on November 17, 2008, involved the participants in a SWOT exercise. Consistent strengths and opportunities can be summarized as follows:

- Buildings/Facility has been a part of the neighborhood fabric
- Buildings/Facility offers wonderful views to the river and surrounding area
- Principles of new urbanism can be incorporated, which are already seen in the Bywater neighborhood area
- Opportunities for residential reuse like those seen in the Warehouse District
- Opportunities for reuse of the facility for mixed-uses including residential, tourism, art galleries, and much needed retail space, including a grocery store
- Utilization of NOCCA as an example
- Potential for green space and open the area up for access to the river

Weaknesses or threats that were consistently commented on include:

- Facilities for homeless, a complex issue
- Traffic problems associated with the planned cruise ship terminal
- Lack of interest in preserving the buildings

- Lack of public transit to service the area
- Future zoning

At the December 15, 2008 meeting, the Project Team presented three conceptual alternatives and further refined those alternatives at the January 12, 2009, meeting. Primary concerns expressed at that meeting and through subsequent comments received via the Project website included:

- Demolition of the buildings
- Increased height of the buildings
- Traffic circulation
- Homeless housing
- Parking
- Subsidized housing
- Need for public transportation
- Mix of uses proposed
- Zoning of the property once ownership is transferred

As the refined alternatives illustrated, input and discussion with stakeholders centered on the following primary topics:

- Do not demolish the buildings
- Remove the 1960s veneer from the buildings
- Utilize a portion of the building for an emergency operations center (EOC)
- Utilize a portion of the building for a technology/research center
- Provide for mixed-uses and appropriate zoning
- Do not increase the height of the buildings
- Allow for adequate green space on the site and open access to the Mississippi River
- Provide separate access for parking and service vehicles to accommodate the planned cruise ship terminal
- Utilize the building closest to Poland Avenue for residential uses
- Restore the Poland Avenue neutral ground all the way to Chartres Street

SECTION THREE EXISTING CONDITIONS**3.1 UTILITIES, PERSONAL PROPERTY INVENTORY, ENVIRONMENTAL ANALYSIS****3.1.1 Utilities Analysis****3.1.1.1 Introduction**

This section outlines the existing conditions of the NSA East Bank study area. It discusses the current utility services, personal property inventory, and an overview of environmental conditions of the NSA East Bank site and surrounding area.

3.1.1.2 Stormwater Drainage Capacity

The maximum flow capacity of the drainage system for a potential tie-in in the vicinity of the NSA facility is computed based on existing pipe sizes and assumed flow velocity. Using Sewerage and Water Board (S&WB) drainage maps, three potential tie-in locations are identified, all with 21-inch diameter pipes. There is no available data on the slope or flow velocity for these pipes, therefore the minimum flow velocity is assumed to be 2 feet per second (ft/s), as this is the minimum required velocity for self cleaning. Based on this assumption, the total flow capacity for each 21-inch pipe is estimated to be 4.81 cubic feet per second (cfs) and for three pipes combined, it is estimated at 14.42 cfs.

3.1.1.3 Potable Water Capacity

The maximum flow capacity of the existing water distribution system for a potential connection to the NSA East Bank site is computed based on existing pipe sizes and assumed flow velocity. Using S&WB water and sewer maps, one potential tie-in location is identified as a 24-inch diameter pipe. The flow velocity in a typical water distribution system is assumed to range between 3 ft/s to 8 ft/s. Based on this assumption, the flow capacity for a 24-inch pipe varies between 4,239 gallons per minute (gpm) to 11,304 gpm. Alternately, based on an S&WB water model, the average flow velocity for a 24-inch pipe is 5 ft/s. Based on the model, the flow capacity is estimated to be at 7,065 gpm.

3.1.1.4 Sanitary Sewer Capacity

The maximum flow capacity of the existing sewer system for a potential connection to the NSA East Bank site is computed based on existing pipe sizes and assumed pipe slope and velocity. Using S&WB water and sewer maps, one potential tie-in location is identified as an 8-inch diameter pipe. There is no available data on the slope or flow velocity for this pipe, therefore the minimum pipe slope is assumed to be 0.3 ft/100 ft, and flow velocity is assumed to be 2 ft/s as per the Ten States Standard Sanitary code. Based on these assumptions, flow capacity is estimated to be 278 gpm.

Note: The flow capacity for the existing sewer system appears to be too low to handle additional flows. Because of this low capacity, URS recommends building a new sewer pump station and force main to send the facility flows directly to the nearest sewer pump station.

3.1.1.5 Energy Capacity and Interface

The electric service for NSA East Bank is located at 4400 Dauphine Street in New Orleans. Electric power for the East Bank installation is provided from a primary meter station with capacity of 7000 kVa. Power distribution on the property is presently the responsibility of the installation.



Photograph 13: Existing aboveground electrical infrastructure currently on the north end of the project site



Photograph 14: Existing aboveground electrical infrastructure currently on the south end of the project site

The natural gas service for the NSA East Bank Facility is located at 4400 Dauphine Street in New Orleans. Natural gas is presently supplied from a gas master meter station with a capacity of approximately 2,875 standard cubic feet per hour. Gas distribution on the property is presently the responsibility of the installation.

3.1.2 Personal Property Inventory

The DoD is responsible for disposing personal property at the closing of an installation in a timely manner in accordance with the BRRM. Chapter 6 of the BRRM indicates that personal property at a closing installation includes “all property except land and fixed-in-place buildings, naval vessels, and records of the Federal government.” BRRM also requires that the installation commander conduct and document a personal property inventory (PPI) and coordinate the results of that inventory with the LRA.

Personal property is often useful to the redevelopment of real property, but is also important to the functioning of the military mission. The PPI process can be summarized as follows:

1. The installation commander will inventory the personal property at the installation no later than 6 months after the date of closure or realignment approval and prepare usable inventory records.
2. The installation commander will consult with the LRA on property not required by the military, which will help the LRA identify assets with reuse potential. That consultation should include a walk-through of the installation, so LRA officials can view available personal property and incorporate the available property in redevelopment planning. The Military Department will be sensitive to the planning needs of the LRA and not move available property likely to be suitable for reuse during redevelopment planning. However,

personal property necessary to meet military requirements or non-Military Department-owned property may be relocated off base.

3. The Military Department should advise the LRA to identify in its redevelopment plan the personal property necessary for the effective implementation of the plan. Personal property may be conveyed to an LRA or other recipients under various authorities, including public sale, negotiated sale, or an Economic Development Conveyance (EDC). The LRA may negotiate for Non-appropriated Fund (NAF)-owned property separately.
4. Payment for personal property may be at fair-market value or at no cost, depending on the conveyance authority used.

A complete PPI has been conducted at NSA East Bank and is included in Appendix H of this Reuse Plan.

3.1.3 Environmental Conditions

Four environmental investigations of NSA New Orleans have been conducted in the past 8 years, according to the U.S. Navy BRAC Program Management Office.

1. Environmental Quality Assessment (EQA) for NSA New Orleans in March 2000 (NAVFAC 2000)
2. EQA for NSA New Orleans in August 2003 (NAVFAC 2003b)
3. Environmental Compliance Evaluation Report in August 2006 (NAVFAC 2006a)
4. Final Environmental Condition of Property Report (ECPR) for NSA New Orleans in April 2007 (ECPR 2007)

All assessment activities included a review of records, reports, and files; evaluation of treatment systems, operations, and facilities that may have an impact on the environmental compliance status of the station; and interviews with personnel from various departments at NSA New Orleans. Based on the investigations cited above, the BRAC Program Management Office has published the following conclusions:

- Hazardous Waste and Transfer Facilities. Hazardous waste generated at satellite accumulation points is moved to the 90-Day Storage Area on the southeast corner of Building 601 for storage prior to transport off-property. Civilian contractors are engaged for appropriate transport and disposal.
- Hazardous Materials. Hazardous materials (e.g., paint, aerosols, lubricants, fuels, cleaners, and various other chemicals) are stored in multiple locations throughout NSA East Bank.
- Radiological Materials. According to the U.S. Navy (ECPR 2007), there is currently one storage area for radiological materials on NSA East Bank. This storage area consists of a portable storage building located inside of a fenced enclosure on the south side of Building 602. The radiological source materials are tritium lens compasses that are maintained for use by the U.S. Marine Corps.
- Munitions and Explosives of Concern (MEC). Navy MEC activities conducted at NSA East Bank consist of the materiel storage and handling. Small arms and small arms ammunition are stored at Building 601.

- Asbestos-Containing Materials (ACM). According to the U.S. Navy (ECPR 2007), the presence of ACM is generally likely in the station buildings, given their age. Many of the buildings at the station that have been inspected for asbestos have been confirmed to contain ACM.
- Aboveground Storage Tanks (ASTs). Multiple ASTs are located throughout NSA East Bank. The ASTs are reported to be in good condition and no current signs of spills or releases of product were observed.
- Lead-Based Paint (LBP). According to the U.S. Navy (ECPR 2007), the presence of LBP at NSA East Bank buildings is likely, given their age. Some of the buildings at the installation have been inspected for LBP, and LBP has been confirmed to be present. However, a complete LBP survey has not been completed for NSA East Bank.
- Radon. The Environmental Compliance Evaluation Report completed in 2006 indicates that “NSA New Orleans has been screened for radon. There were no samples greater than 4 picoCuries per Liter (pCi/L), therefore no further action is required.” (NAVFAC 2006a).
- Air Quality. There are air emissions point sources located at NSA East Bank. NSA New Orleans currently maintains an air permit issued by the Louisiana Department of Environmental Quality (LDEQ), and in 2006 the installation requested a modification to this permit. An Emissions Inventory and Compliance Assessment Report (EICAR) was prepared by MACTEC Engineering and Consulting for Naval Facilities Engineering Command (NAVFACENGCOM), Southern Division in June 2003 (MACTEC 2003).
- Floodplains. NSA East Bank is located in Zone A1 (100-year floodplain) and Zone B. A flood zone map for the NSA East Bank site is provided in Figure 3-1.
- Coastal Zone Management Areas. NSA East Bank is located in the Louisiana coastal zone and part of the Louisiana Coastal Resource Program area (LCA 2006 and USACE 2006). Effluence and collected drainage from drainage canals and ditches at NSA East Bank eventually flow into the Mississippi River and ultimately the Gulf of Mexico.
- Fisheries. There are estuarine and marine habitats found near NSA East Bank that are considered Essential Fish Habitats (EFHs) for certain endangered species of fish (e.g., Gulf and Pallid Sturgeon). The installation does not contain any State or federally designated habitat areas.
- Archaeological Resources. There is one identified archaeological site located within the NSA East Bank property. The location of this site is not reported.
- Architectural Resources. The East Bank Historic District was determined eligible for inclusion in the National Register of Historic Places, but the district has not been registered. Buildings 601, 602, 613, 618, 619, and 620 are listed as contributing structures in the East Bank Historic District.

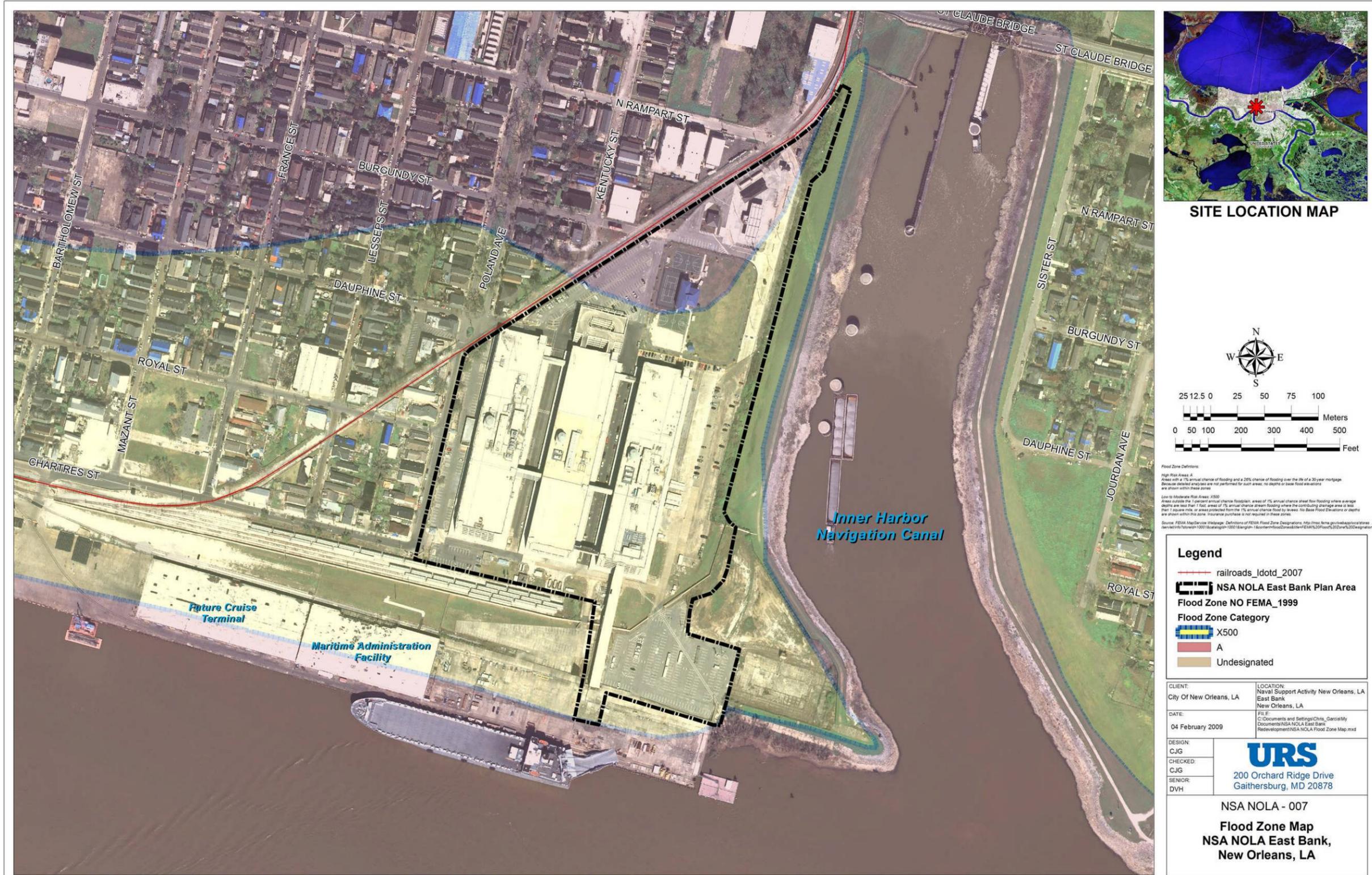


Figure 3-1: NSA East Bank Flood Zones

- Threatened and Endangered Species. There are no known rare, threatened, or endangered species located on NSA East Bank. Rare, threatened, and endangered species that are known to be present in Louisiana and that could conceivably be transient visitors to the installation or the adjacent waters are:
 - Pallid Sturgeon
 - Gulf Sturgeon
 - Least Tern
 - Red-Cockaded Woodpecker
 - Black-Capped Vireo
 - Piping Plover
 - Bald Eagle

3.2 REGIONAL ECONOMIC PROFILE AND MARKET ANALYSIS

3.2.1 Introduction

This Reuse Plan section provides an assessment of the socioeconomic conditions and characteristics in the New Orleans Metropolitan Area (NOMA) which comprises seven parishes: Jefferson Parish, Orleans Parish, Plaquemines Parish, St. Bernard Parish, St. Charles Parish, St. John the Baptist Parish, and St. Tammany Parish. The assessment also takes into account the characteristics of the adjoining parishes in the region as well as the State of Louisiana. The following sections profile conditions in Orleans and St. Bernard Parishes and analyze the potential these conditions have to influence successful reuse of the NSA East Bank facility.

3.2.2 Demographic Trends

3.2.2.1 *Population – Historical Trends and Current Patterns*

Historical population trends over the past 4 decades were examined for the NOMA region and the State of Louisiana (State). Over the last 4 decades, the share of the metropolitan area's population compared to the State has declined from approximately 31.4 percent in 1970 to 29.6 percent in mid-2005 (University of New Orleans [UNO], March 2008).

Due to the recovery and rebuilding efforts in the area over the last 2 years, the metropolitan area's population grew by just under 4.0 percent compared to the statewide growth rate of approximately 1.2 percent for the same period. As of July 2007, the total population of the metropolitan area was estimated to be 1,030,273. Compared to pre-hurricane levels, the population in Orleans Parish is estimated to be around 53 percent of its 2005 population, and the population in St. Bernard Parish is reported to be nearly 31 percent of its pre-storm population numbers.

Table 3-1 shows the population change within the parishes and the State. Among the eight parishes in the NOMA, the resident population for Orleans Parish declined by nearly 243,500 persons between 2005 and 2006, and St. Bernard Parish lost nearly 51,000 residents. The area began to recover between 2006 and 2007, when Orleans Parish regained an estimated 29,000 residents and St. Bernard Parish increased by nearly 5,900. In terms of percentage change, St. Bernard Parish reported a nearly 43 percent gain in resident population in the last year.

Table 3-1: Resident Population Change by Parish, New Orleans Metropolitan Area

Area	Year							% Change					
	1970	1980	1990	2000	2005 (July est)	2006 (July est)	2007 (July est)	1970- 1980	1980-1990	1990-2000	2000-2005	2005-2006	2006-2007
Jefferson Parish	338,229	454,592	448,306	455,466	449,640	420,891	423,520	34.4	-1.4%	1.6%	-1.3%	-6.4%	0.6%
Orleans Parish	593,471	557,515	496,938	484,674	453,726	210,198	239,124	-6.1	-10.9%	-2.5%	-6.4%	-53.7%	13.8%
Plaquemines Parish	25,225	26,049	25,575	26,757	28,558	21,625	21,450	3.3	-1.8%	4.6%	6.7%	-24.3%	-0.8%
St. Bernard Parish	51,185	64,097	66,631	67,229	64,683	13,875	19,826	25.2	4.0%	0.9%	-3.8%	-78.5%	42.9%
St. Charles Parish	29,550	37,259	42,437	48,072	50,164	51,969	52,044	26.1	13.9%	13.3%	4.4%	3.6%	0.1%
St. John the Baptist Parish	23,813	31,924	39,996	43,044	45,602	47,963	47,684	34.1	25.3%	7.6%	5.9%	5.2%	-0.6%
St. Tammany Parish	63,582	110,869	144,508	191,268	217,551	224,227	226,625	74.4	30.3%	32.4%	13.7%	3.1%	1.1%
NOMA	1,125,055	1,282,305	1,264,391	1,316,510	1,309,924	990,748	1,030,273	14.0	-1.4%	4.1%	-0.5%	-24.4%	4.0%
Livingston	36,511	58,806	70,526	91,808	107,480	113,275	116,580	61.1	19.9	30.2	17.1	5.4	2.9
St. Helena	9,937	9,827	9,874	10,870	10,183	10,700	10,620	-1.1	0.5	10.1	-6.3	5.1	-0.8
St. Tammany	63,582	110,869	144,508	191,268	217,551	224,227	226,625	74.4	30.3	32.4	13.7	3.1	1.1
Tangipahoa	65,875	80,698	85,709	100,588	106,253	113,144	115,398	22.5	6.2	17.4	5.6	6.5	2.0
Washington	41,987	44,207	43,185	43,926	43,951	44,061	44,920	5.3	-2.3	1.7	0.1	0.3	2.0
Northshore	171,444	235,774	273,402	335,782	485,418	505,407	514,143	37.5	16.0	22.8	44.6	4.1	1.7
State	3,644,637	4,206,098	4,219,973	4,468,976	4,495,170	4,243,288	4,293,204	15.4	0.3	5.9	0.6	-5.6	1.2

(Source: U.S. Department of Commerce, Census Bureau)

3.2.2.2 Age Profile

Based on the 2000 U.S. Census, nearly a quarter of the New Orleans Metropolitan Statistical Area (MSA) population is reported to be in the 35-year to 49-year age cohort. Children under 5 years of age compose nearly 7 percent of the population within the parishes. The percentage of children under 5 years of age as a total population of the MSA decreased from around 7.7 percent in 1990 to 6.8 percent in 2000. This particular trend indicates that the MSA is not attracting, or retaining, younger households that are in the formative periods for establishing families.

3.2.2.3 Household and Income Characteristics

Among the NOMA parishes, Orleans Parish lost nearly 135,052 households between 2000 and 2007 (see Table 3-2 below). St. Tammany Parish added nearly 17,000 during this period, mainly to the massive in-migration of persons from Orleans and Jefferson Parishes after the hurricanes.

Table 3-2: Households

Jurisdiction	Total Households				
	1990	2000	2007	Change	% Change (2000-2007)
Jefferson Parish	185,072	187,907	156,453	-31,454	-16.7%
Orleans Parish	225,573	215,091	80,039	-135,052	-62.8%
Plaquemines Parish	9,432	10,481	7,501	-2,980	-28.4%
St. Bernard Parish	25,147	26,790	NA	NA	NA
St. Charles Parish	16,016	17,430	17,658	228	1.3%
St. James Parish	6,934	7,605	7,528	-77	-1.0%
St. John the Baptist Parish	14,255	15,532	15,609	77	0.5%
St. Tammany Parish	57,993	75,398	83,277	7,879	10.4%

Source: U.S. Department of Commerce, Census Bureau

The change in median household income between 1990 and 2000 for NOMA and the State is presented in the table below. Between 1990 and 2000, St. Tammany Parish reported the highest increase in absolute terms. With the exception of Plaquemines Parish and St. Tammany Parish, the remaining parishes in the State have lagged behind the statewide income growth rate of 48.4 percent. St. John the Baptist Parish and Jefferson Parish reported the lowest levels of income growth compared to the State.

Table 3-3: Median Household Income, 1990 and 2000

Jurisdiction	1990	2000	Change	% Change	% of State in 2000
Jefferson Parish	\$27,916	\$38,435	\$ 10,519	37.7%	118.0%
Orleans Parish	\$18,477	\$27,133	\$ 8,656	46.8%	83.3%
Plaquemines Parish	\$24,076	\$38,173	\$ 14,097	58.6%	117.2%
St. Bernard Parish	\$25,482	\$35,939	\$ 10,457	41.0%	110.4%
St. Charles Parish	\$31,777	\$45,139	\$ 13,362	42.0%	138.6%
St. James Parish	\$23,105	\$35,277	\$ 12,172	52.7%	108.3%
St. John the Baptist Parish	\$29,035	\$39,456	\$ 10,421	35.9%	121.2%
St. Tammany Parish	\$30,656	\$47,883	\$ 17,227	56.2%	147.0%
State of Louisiana	\$21,949	\$32,566	\$ 10,617	48.4%	100.0%

Source: U.S. Census Bureau, Department of Commerce.

In addition to income-related data, levels of poverty at the household level provide valuable insight into the economic status of the resident population. Higher levels of poverty indicate the greatest need for economic assistance for affected persons. As shown in Table 3-4 below, nearly 30 percent of the households in Orleans Parish were determined to be below the poverty level in 2000. This was more than twice the percentage exhibited in the entire country and the two closest parishes of St. Bernard Parish and Jefferson Parish.

Table 3-4: Poverty Level, 2000

Area	Persons Below Poverty (%)
Jefferson Parish	13.7%
Orleans Parish	27.9%
Plaquemines Parish	18.0%
St. Bernard Parish	13.1%
St. Charles Parish	11.4%
St. John the Baptist Parish	16.7%
St. Tammany Parish	9.7%
Louisiana	19.6%
United States	12.4%

Source: U.S. Census Bureau, Department of Commerce.

3.2.2.4 Housing Trends

A breakdown of the housing occupancy status and tenure within NOMA in 2000 is shown in Table 3-5. In spite of losing 10,482 housing units between 1990 and 2000, Orleans Parish reported the highest number of housing units in 2000. St. Tammany Parish appears to have taken advantage of this loss, and absorbed a significant amount of the area's demand for new housing. The parish increased its housing stock from 57,993 units in 1990 to 75,398 units in 2000, a gain of 17,405 units during a 10-year period. Total growth in housing within the region was approximately 69,633 units, of which St. Tammany Parish absorbed 25 percent. Among all the parishes, the highest vacancy rates were reported in Plaquemines Parish (13.9 percent) in 2000.

Orleans Parish follows with nearly 12.5 percent of the total housing stock reported as vacant. The remaining parishes report vacancy rates ranging from 5.8 percent to 8.2 percent.

The number of units occupied by owners versus renters reveals that with the exception of Orleans Parish, all remaining parishes reported a higher percentage of owner-occupied units compared to renters. The share of owner-occupied units ranged from a low of 64 percent in Jefferson parish to nearly 86 percent in St. James Parish. However, in Orleans Parish, renters occupied more than half of the available housing stock in 2000. However, the hurricanes of 2005 dealt a severe blow to the existing housing stock. As of March 2008, nearly 71,657 residences in New Orleans are reported to be either vacant or blighted (GNOCDC, August 2008).

Table 3-5: Total Housing Supply, Tenure and Vacancy, 2000

Occupancy Status	Jefferson Parish	Orleans Parish	Plaquemines Parish	St. Bernard Parish	St. Charles Parish	St. James Parish	St. John the Baptist Parish	St. Tammany Parish	Louisiana	United States
Total Housing Units	187,907	215,091	10,481	26,790	17,430	7,605	15,532	75,398	1,847,181	115,904,641
Occupied Units	93.8%	87.5%	86.1%	93.8%	94.2%	91.9%	92.0%	91.8%	89.7%	91.0%
Vacant Units	6.2%	12.5%	13.9%	6.2%	5.8%	8.1%	8.0%	8.2%	10.3%	9.0%
Renters and Owners	Jefferson Parish	Orleans Parish	Plaquemines Parish	St. Bernard Parish	St. Charles Parish	St. James Parish	St. John the Baptist Parish	St. Tammany Parish	Louisiana	United States
Total Occupied Units	176,234	188,251	9,021	25,123	16,422	6,992	14,283	69,253	1,656,053	105,480,101
Owner Occupied	63.9%	46.5%	78.9%	74.6%	81.4%	85.6%	81.0%	80.5%	67.9%	66.2%
Renter Occupied	36.1%	53.5%	21.1%	25.4%	18.6%	14.4%	19.0%	19.5%	32.1%	33.8%

Source: U.S. Census Bureau. Census 2000 Sample Characteristics (SF3). From a compilation by the GNO Community Data Center. <<http://www.gnocdc.org>>

3.2.3 Residential Real Estate Trends

3.2.3.1 Single-Family Housing



Photograph 15: Existing duplex structures in the Bywater neighborhood with recent improvements/renovations

The slowdown in residential construction activity nationwide has undoubtedly affected the regional housing market within NOMA. Permits for new single-family construction fell by 29 percent between 2006 and 2007 nationwide (UNO, March 2008). Within NOMA, permits for new single-family construction fell by nearly 22 percent during the same period. Permits for single-family construction totaled 4,000 units through the end of 2007 (see Table 6). In 2006, 5,100 permits were issued and in 2005, 4,660 permits were issued.

Among the NOMA parishes, St. Tammany Parish reported the highest number of permits issued by any one single jurisdiction. Although the pace of new construction has reduced in 2008, there were 1,632 single-family homes permitted for construction. Nearly 41 percent of all permits issued within the eight-parish area were issued in St. Tammany Parish. The river parishes of St. Charles, St. John, and St. James all reported reduced home construction in 2007 compared to 2006. Interestingly, 1,026 permits were issued within the City of New Orleans in 2007, indicating the demand for single-family homes is gradually rising with the city.

The city reported a nearly 20 percent increase in permits for single-family homes in 2007 compared to 2006. Although the permits have been issued, there is considerable uncertainty regarding the actual timeframe of construction of these units. The recent economic slowdown has raised questions for prospective builders and buyers who have postponed plans for home construction until the economy shows signs of recovery. Jefferson Parish has also reported an increase in the levels of construction of single-family homes. Permits issued in 2007 rose by 12.9 percent, to 798 units, although this is still below the pre-storm levels, which ranged from 900 to 1,100 units annually (UNO, March 2008). In addition to the slowdown in the regional real estate market, the shortage of developable land on the East Bank of the river is causing some reduction in the pace of construction within the area.

Table 3-6: Residential Building Permits – Single Family Housing (2003-2007)

Area	Pre-Katrina			2005	2006	Dec 2007 (YTD)	Change			
	2003	2004	Aug 2005 (YTD)				2003-2004	2004-2005	2005-2006	2006-2007
Jefferson Parish	1,168	1,173	818	912	707	798	5	(261)	(205)	91
Orleans Parish	530	552	413	413	468	1,026	22	(139)	55	558
Plaquemines Parish	202	155	73	73	99	147	(47)	(82)	26	48
St. Bernard Parish	98	95	46	46	125	214	(3)	(49)	79	89
St. Charles Parish	319	319	205	309	574	126	-	(10)	265	(448)
St. James Parish	56	94	-	172	185	-	38	78	13	-
St. John the Baptist Parish	265	237	159	267	283	57	(28)	30	16	(226)
St. Tammany Parish	2,775	3,167	2,091	2,468	2,659	1,632	392	(699)	191	(1,027)
NOMA	5,413	5,792	3,804	4,660	5,100	4,000	379	(1,132)	440	(1,100)

Source: The University of New Orleans (UNO), Metropolitan New Orleans Real Estate Market Analysis, Volume 40, March 2008

3.2.3.2 Multi-Family Housing

Trends in multi-family housing present an entirely different picture. In 2007, permits issued for multi-family housing units increased significantly throughout the metropolitan area. Out of a total of 3,025 permits issued in NOMA in 2007, nearly 2,200 permits (73.4 percent) were issued in Orleans Parish alone. Table 7 provides detailed information on the permits issued by individual parish and the entire metropolitan area. The 2,200 units permitted in Orleans Parish are expected to replace some of the older housing stock destroyed by Hurricane Katrina. This sudden spurt in the pace of construction of multi-family units can be attributed to funding available under the Gulf Opportunity (GO) Zone legislation and Low Income Housing Tax Credits (LIHTC) available to interested parties. Nearly 709 units are planned in St. Tammany Parish, with 79 units planned in Orleans Parish.

Table 3-7: Residential Building Permits – Multi-Family Housing (2003-2007)

Area	Pre-Katrina			2005	2006	Dec 2007 (YTD)	Change			
	2003	2004	Aug 2005 (YTD)				2003-2004	2004-2005	2005-2006	2006-2007
Jefferson Parish	27	44	37	79	9	79	17	35	(70)	70
Orleans Parish	387	335	204	216	355	2,220	(52)	(119)	139	1,865
Plaquemines Parish	-	2	2	2	3	13	2	-	1	10
St. Bernard Parish	10	2	-	-	4	4	(8)	2	4	-
St. Charles Parish	-	16	12	26	16	-	16	10	(10)	(16)
St. James Parish	-	-	-	-	40	N.A.	-	-	40	N.A.
St. John the Baptist Parish	-	30	6	-	24	-	30	(30)	24	(24)
St. Tammany Parish	348	273	41	42	208	709	(75)	(231)	166	501
NOMA	772	702	302	365	659	3,025	(70)	(337)	294	2,366

Source: The University of New Orleans (UNO), Metropolitan New Orleans Real Estate Market Analysis, Volume 40, March 2008

As of March 2008, more than 71,000 residential properties across the city were unoccupied (GNOCDC, August 2008). Of these units, approximately 6,000 units are vacant, and the remaining 65,000 are either deteriorated or dilapidated (blighted). Permits issued by City Hall indicate that approximately 10,541 units have been demolished, and the remaining may be abandoned or blighted. It is evident that the City faces an enormous challenge in re-building its damaged housing stock to accommodate persons returning to the area.

3.2.3.3 Trends in Housing Prices

The job market in the metropolitan area has reportedly slowed down as a consequence of the overall downturn in the national economy. One of the immediate effects of this slowdown is the reluctance of the population to make decisions regarding home purchase. Along with factors such as unavailability of credit, higher property insurance rates and casualty coverage is adversely affecting housing affordability within the metro area (UNO, March 2008). Sales of single-family units within the metropolitan area fell nearly 24.5 percent between 2006 and 2007, from 15,529 units to 11,724 units (see Table 3-8). Houses were on the market for longer periods and the average price of homes fell by 4.3 percent, from \$216,295 to \$207,039. A combination of all these factors has resulted in a growing inventory of unsold homes within NOMA.

In Orleans Parish, the total number of units sold fell by 5.3 percent, from 3,301 units in 2006 to 3,137 units in 2007. Areas in the central portions of the city that suffered the most extensive damages from flooding experienced a nearly 10 percent decline in prices (UNO, March 2008). Jefferson Parish reported a much larger drop in unit sales of 34.5 percent between 2006 and 2007. Home sales have been higher in St. Bernard Parish, considering the extent of the damage suffered by the community. In 2007, 365 units were sold in the parish, compared to 197 in 2006. The dollar volume of sales tripled from \$9.8 million in 2006 to \$28 million in 2007. Housing prices in St. Tammany Parish were similar to those exhibited in the overall metropolitan area. Within the parish, the volume of unsold homes increased, along with a widening gap between listings and sales. Homes were listed on the market for extended periods and home prices rose by 4.4 percent between 2006 and 2007, compared to a 12 percent increase between 2006 and 2005. In general, demand for new housing in the parishes is showing a downward trend.

Table 3-8: NOMA Single-Family Home Sales

Area	January-December 2006			January-December 2007		
	Unit Sales	Average Price	Days on Market	Unit Sales	Average Price	Days on Market
Jefferson Parish	4,862	\$211,053	54	1,777	\$256,192	77
Orleans Parish	3,301	\$226,176	62	3,137	\$189,610	90
Plaquemines Parish	133	\$273,391	63	72	\$286,753	82
St. Bernard Parish	197	\$49,791	53	365	\$76,913	77
St. Charles Parish	550	\$229,826	56	400	\$222,471	69
St. James Parish	30	\$158,664	54	25	\$135,763	60
St. John the Baptist Parish	527	\$171,801	41	375	\$171,085	71
St. Tammany Parish	4,675	\$238,178	45	3,098	\$248,605	79
NOMA	15,529	\$216,295	56	11,724	\$207,039	77

Source: The University of New Orleans (UNO), Metropolitan New Orleans Real Estate Market Analysis, Volume 40, March 2008

After the hurricanes of 2005, some middle- and upper-income households moved to condominiums as an alternate means of shelter. However, the overall state of the condominium market is not substantially different than the single-family housing market. The number and dollar volume of condominium sales fell nearly 15.5 percent and 16.4 percent, respectively, during 2007 (UNO, March 2008). The competition from the single-family housing market is further straining this segment of the market, leading to some questions about whether the 400 to 500 units currently in the pipeline would eventually get completed and sold (Ibid). In spite of the variations currently facing the market, condominiums typically attract young professionals who wish to live in an urban environment near their respective places of work. Additionally, older retired persons are also attracted towards this housing type, along with



Photograph 16: Typical residential street in the Bywater neighborhood near the project site

first-time home buyers who often considered condominiums as a “stepping stone” to larger housing types.

The apartment sector, considered as the third housing type within the residential real estate market, is reported to have some gradual recovery over the last 2 years. The availability of financial assistance from the Road Home Small Rental Program, GO Zone legislation, and LIHTC are expected to improve the stock of affordable units over the next year.

Under the Road Home Program, the Louisiana Recovery Authority is expected to fund the improvement of nearly 8,740 units in Orleans Parish, with nearly 7,540 units designated as affordable housing units. Jefferson Parish is expected to benefit from the reconstruction of 1,070 units (863 affordable); St. Bernard Parish, a total of 1,022 units (954 affordable); and St. Tammany Parish, 251 units in total, of which 232 units are affordable (UNO, March 2008).

Based on surveys conducted by the UNO Real Estate Market Data Center, occupancy levels within the metro area decreased from 95.3 percent immediately following the hurricanes to 90.5 percent in the fall of 2007. However, due to the rebuilding efforts and the gradual addition of units, average rental levels decreased by 2.15 percent between 2005 and 2006. In particular, for two bedrooms, two bath units, rentals decreased 17.5 percent, from \$790 to \$650, and for three bedroom units, a drop of 6 percent was reported, from \$1,250 to \$1,175.

It appears that there is a large supply of existing housing, as well as outstanding permits for new housing construction in the area. However, due to uncertainties with the overall re-population rates of the affected parishes and the nationwide slowdown of the real estate market, it is difficult to determine when the existing supply would be absorbed within the local market, and demand for new construction would increase.

3.2.3.4 Retail Market Scenario

There has been some improvement in the levels of occupancy for retail space in the metropolitan area throughout 2007. During the year, average occupancy levels rose marginally from 91.9 percent to 92.4 percent within the metropolitan area (UNO, March 2008). Some of the retail space that was damaged during the hurricanes has been reintroduced to the market following a period of repairs and rehabilitation. As businesses have started returning to Orleans Parish, average occupancy levels jumped from 71.3 percent to 84.0 percent. Although demand is expected to grow due to re-population of the affected parishes, there is still a large amount of unused retail space in the metropolitan area.

Within NOMA, nearly 3.4 million square feet (SF) of retail space is available for occupancy. Orleans Parish contains about 68 percent, or 2.3 million SF, of vacant retail space. Most of this available space is located in areas that were affected by flooding and have lost most of the surrounding population. The pace of recovery efforts, along with the likelihood of persons returning to these neighborhoods, will determine the future use of these properties. The chances of converting these retail uses to non-retail uses cannot be completely ruled out. In addition to changes in the local economy, the effect of the slowdown in the national economy is bound to have a detrimental effect on the NOMA retail market.

3.2.3.5 Office Market Occupancy

The metropolitan office market showed signs of recovery in 2007. As of the fall of 2007, NOMA is reported to have nearly 19 million square feet of total office space. This is inclusive of all Class A, B, and C office properties (UNO, March 2008). Nearly 90 percent of all properties are currently occupied, with average rents of \$15.93 per square foot (PSF). The robust office market in Orleans Parish contributed to the high rates of office space absorption. The average occupancy rate in the parish is nearly 86.1 percent, slightly down from 86.9 percent in 2006. Average rents rose by 2.0 percent, from \$14.76 to \$15.04 PSF. The office occupancy levels in Jefferson Parish lie in the range of 91.8 to 92.0 percent, but office rents (\$19.05 PSF) are some of the highest in the metro area.

Some recent reconstruction and reuse of older buildings in the downtown and Northshore area is causing a shift in the metropolitan office market. Chevron Corporation is expected to relocate to a 300,000-SF site in the Covington area from its downtown site. The current Chevron site is being considered for use as condominiums (UNO, March 2008). A new 60,000-SF office

building near I-12 and U.S. 190 is expected to add to the existing supply. Along with increases in supply, nearly 1.2 million square feet of office space remains currently unavailable for occupancy in the metro area. The combined effect of both these factors could lead to some surplus office supply in the area, and the absorption of this surplus could be affected by national and local economic conditions.

The warehouse market has been particularly affected after the hurricanes. Immediately following the hurricanes, large covered spaces were in demand to enable the storage of construction-related material and other supplies. As repair activities are gradually winding down, these spaces are currently being vacated, leading to a surplus of space. The migration of some firms to higher ground on the Northshore is further exacerbating the supply of large warehouse space. The Elmwood/South Metairie sector accounts for nearly 44 percent of the available warehouse space in the NOMA. Another 22 percent of the available space is within the New Orleans CBD. Areas that currently have a surplus of unused warehouse space include East New Orleans, Kenner, and North Metairie.

3.2.3.6 Employment and Labor Trends

The economy in the metropolitan area was reported to be growing by nearly 0.5 percent, or about 3,000 jobs per year, before the hurricanes. However, after the hurricanes nearly 30 percent of the pre-Katrina jobs were lost (UNO Metropolitan Report, August 2008). As presented in the table below, job levels are currently reported to be around 85 percent of their pre-Katrina levels. The sectors that have registered the highest levels of growth include construction, accommodation, professional and technical services, and legal services.

In particular, construction employment is currently reported at 117 percent of its pre-Katrina levels, largely due to the hectic activity in re-construction of damaged infrastructure. In spite of the recovery of several sectors, notable professions that have not recovered their pre-Katrina job base include information-related jobs in media and advertising, education, and health services.

Table 3-9: New Orleans Metropolitan Area Employment, 2005-2008

Jobs ('000)	2005 Pre Katrina	Worst in 2005	1st Anniv. 2006	2nd Anniv. 2007	Aug-08	Forecast 2009	% of Pre-Katrina	
							Worst in 2005	Aug-08
Total Nonfarm Employment	609.6	425.8	480.4	511.6	527.9	530.8	70%	87%
Natural Resources	8.4	8.1	8.4	8.4	8.5	8.2	96%	101%
Construction	29.6	21.8	31.4	31.9	34.6	34.9	74%	117%
Manufacturing	38.5	30.6	35.0	36.3	36.7	36.8	79%	95%
Durable Goods	20.8	15.6	19.1	19.8	20.2	20.7	75%	97%
Nondurable Goods	17.8	14.5	15.9	16.5	16.5	16.1	82%	93%
Wholesale Trade	25.8	21.8	23.0	23.6	24.3	24.0	85%	94%
Retail Trade	67.4	41.0	56.7	59.2	59.9	59.9	61%	89%
Transport, Warehousing and Utilities	28.2	21.2	24.2	24.5	24.7	24.1	75%	88%
Information	10.2	7.3	6.7	8.4	7.2	7.6	72%	71%
Professional and Business Services	74.6	54	65.6	67.4	68.4	67.0	72%	92%
Educational Services	19.5	11.2	14.0	16.0	16.6	17.0	57%	85%
Health Care and Social Assistance	61.7	38.2	42.8	46.9	49.2	49.3	62%	80%
Leisure and Hospitality	85.8	42.2	60.2	66.9	70.9	70.7	49%	83%
Other Services	22.4	13.3	15.8	19.1	19.7	20.3	60%	88%
Government	104.6	79.6	72.0	77.0	81.1	83.4	76%	78%
Unemployment Rate (%)	4.8	8.6	5.6	4.2	4.1	N.A	178%	85%

Source: Louisiana Department of Labor and UNO Metropolitan Report, 2008

As of August 2008, the total number of jobs in the NOMA is reported to be 527,900. In order to reach the pre-Katrina level of jobs, the area should add another 81,700 jobs. During calendar year 2008 and 2009, an estimated 8,000 jobs and 6,000 jobs, respectively, are expected to be added to the metropolitan economy (UNO Metropolitan Report, August 2008). Employment forecasts for 2009 indicate that the construction and manufacturing, health services, and education sectors will exhibit some modest increase in employment levels. Due to a drop in the tonnage of cargo shipped from the Port of New Orleans along with a nationwide slowdown in retail sales, sectors such as transport and warehousing and retail and wholesale trade are expected to see a decrease in employment for the next year, and possibly thereafter.

At the individual parish level, there are some variations in the lead employment sectors. In St. Charles and St. Tammany Parish, mining jobs have exhibited the highest percentage increase since the hurricanes of 2005. In St. Bernard Parish, current levels of construction-related jobs are 150 percent more than the levels before Katrina. However, St. Bernard Parish lost nearly all its employment base in sectors such as retail, education, and health care. Employment in healthcare-related fields in Orleans Parish, and education in Plaquemines Parish, are currently under 60 percent of their pre-Katrina levels. Average wages in all the seven parishes have increased from pre-Katrina levels. As presented in the table below, the highest paid workers are in Plaquemines and St. Charles parishes. Wages in these parishes are reported to exceed \$1,000 a week.

Table 3-10: Average Weekly Wage

Jurisdiction	2005 Pre Katrina	Average Weekly Wage of Sept. 2007	% Change Since Pre Katrina
Jefferson Parish	638	845	128%
Orleans Parish	723	957	132%
Plaquemines Parish	814	1,047	129%
St. Bernard Parish	568	906	91%
St. Charles Parish	884	1,045	118%
St. John the Baptist Parish	695	819	118%
St. Tammany Parish	576	723	126%

Source: The University of New Orleans (UNO), Metropolitan New Orleans Real Estate Market Analysis, Volume 40, March 2008

According to a Labor Market Study prepared for Greater New Orleans Inc. in November 2008, the primary sectors of employment within the greater New Orleans region include healthcare and social assistance, retail trade, and accommodation and food services (Growthtech et al. 2008). These sectors were adversely affected by the hurricanes of 2005, but are gradually returning to pre-Katrina levels. The market study provides an interesting account of the regional labor market and includes some salient features such as:

- Population levels in the region are projected to surpass pre-Katrina levels by 2013.
- The labor force participation rate in the region is estimated to be 61.6 percent, versus 64.2 percent nationally. There exists a potential for additional workers to participate in the workforce. A survey conducted as part of the study indicated nearly 152,572 residents who are currently not in the labor force, but would like to work.

- The region has a large pool of under-employed individuals, residents who are currently working part-time but would prefer full time employment, and individuals currently not working. Along with nearly 18,300 recent college graduates, the 10-parish greater New Orleans region has a labor pool of nearly 259,600 persons.
- Residents interviewed as part of the study expressed a desire for training programs to help upgrade their skills.
- The study indicates that the 10-parish region faces certain challenges that adversely affect the region's ability to provide the necessary workforce for industrial expansion. They include the following:
 - The local workforce is not diversified enough to meet the long-term economic changes. A large segment of the area's workforce is employed in healthcare and social assistance, retail trade, and accommodation and food services. These occupations are predominantly low-skill and low-wage positions.
 - The region faces labor shortages in the key knowledge-based sectors such as technical sectors, installation, engineering, and other professional services including construction, maintenance, production, and extraction.
 - There are a significant number of persons who are currently unemployed, but their skills do not match the needs of employers.
 - It appears that unless the public and private agencies within the NOMA region initiate programs for workforce training and skill development, the shortage of technical workers will only increase. The lack of skilled manpower will jeopardize any plans for the overall economic development of the individual parishes and the entire region.

3.2.3.7 Commuting Patterns

A review of 2000 U.S. Census Journey to Work Data at the parish level shows that among the seven NOMA parishes, nearly three quarters of the workforce in Orleans Parish lives within the Parish. Within Jefferson, Plaquemines, and St. Tammany parishes, the percentage dropped to around 60 to 65 percent of the workforce. The situation was different in St. Bernard, St. Charles, and St. John parishes, where roughly 40 percent of the workforce lived in the parish. The data suggests that a considerable segment of the labor force in these parishes travel to work in other NOMA parishes. In particular, nearly 34 percent of the residents in St. Charles Parish travel to Jefferson Parish to work in some of the highest-paying jobs in the NOMA.

3.2.4 Socioeconomic Profile of Bywater District (District 7)

The existing NSA East Bank facility is located within District 7 of the city's planning districts. Popularly known as the Bywater District, the area is bounded by the Industrial Canal to the East, Mississippi River to the South, Elysian Fields Avenue to the West, and Gentilly Avenue or U.S. 90 to the North.

Based on 2000 U.S. Census data, the total population within the district is reported at 41,163 persons, accounting for under 9 percent of the city's population of 484,674 persons. African-Americans accounted for the single largest ethnic group, comprising 85 percent of the district's residents. Whites accounted for 14 percent of the residents in the area. When compared to the

city, the district has a much higher percentage of African-Americans (85 percent versus 67 percent), where as white or Caucasian residents make up a higher percentage of the city’s population (27 percent) compared to District 7 (14 percent). The table below presents the socioeconomic profile of District 7 prior to Hurricane Katrina.

Table 3-11: Pre-Katrina Scenario

Characteristic	District 7	City of New Orleans
Population	41,163	484,674
Households	15,912	188,251
Employed	45%	58%
Median Household Income	\$20,179	\$31,207
Race		
African-American	85%	67%
White/Caucasian	14%	27%
Other	1%	7%
Zero-Car Households	39.5%	27%
Housing		
Owner-occupied	34%	41%
Rental	48%	47%
Vacant	18%	13%

Source: U.S. Census Bureau and GCR Associates

For planning purposes, the Bywater district is divided into six neighborhoods. These include Bywater, Marigny, St. Roch, St. Claude, Florida, and Desire. Bywater and Marigny are located closest to the River and are characterized by historic housing and some retail uses. The Bywater neighborhood was placed on the National Register of Historic Places in 1975. Due to its proximity to the CBD and the French Quarter, the neighborhoods have experienced some gentrification over the last couple of decades (UNOP, January 2007). During the hurricanes, only a small portion of these neighborhoods between the Industrial Canal and Florida Avenue experienced some flooding.

The St. Roch and St. Claude neighborhoods are historic neighborhoods and have attracted interest among young professionals and artists over the years. These neighborhoods are famous for the St. Roch Market, a local institution that has been in the area for well over 100 years. These two neighborhoods experienced more flooding than Bywater and Marigny. Areas in St. Roch were under 6 to 8 feet of water, while St. Claude was under 3 to 5 feet of water after Katrina.

The other two neighborhoods in the District—Florida and Desire—constitute the central and northern portions of District 7. These areas are characterized by some industrial and infrastructure uses such as railroad tracks and highways. Public housing developments are present in both neighborhoods, and efforts to re-construct them after the hurricanes are still ongoing. As the neighborhoods lie on low-lying land, several areas were under 8 feet of water after the flooding. The table below presents information on some key socioeconomic variables for the Bywater and Marigny neighborhoods.

Table 3-12: Demographic Characteristics of Bywater and Marigny District, 2000

	Bywater (%)	Marigny (%)	Orleans Parish (%)
Population	5,096 (1.05%)	3,145 (0.65%)	484,674 (100.0%)
Median Household Income	\$27,246	\$35,764	\$43,176
Housing			
Total Occupied Housing Units	2,725	2,349	188,251
Owner Occupied	38%	83%	46%
Renter-Occupied	62%	17%	53%

Source: U.S. Census Bureau, 2000

Due to their popularity as diverse and culturally focused neighborhoods, interest in these neighborhoods has been growing. Both neighborhoods are included in local and national historic districts. Nearly 87 percent of the homes in Bywater have been reported as historic in a 1999 study (UNOP, January 2007). However, preserving the character of these areas poses a challenge in view of the development pressures facing the City. Nearly 45 percent of the residents in these neighborhoods commute to their place of work using public transit. Within the city, a quarter of the population use public transit. Providing better connectivity and transportation issues are some of the neighborhood concerns. Heavy truck traffic on some area roads, worsening parking conditions, the poor quality of roads, and the planned cruise ship terminal in the area are some topics of discussion among area residents (ibid).

3.2.4.1 Post-Katrina Conditions

As of November 2006, District 7 had recovered approximately 47 percent of its pre-storm population. Bywater and Marigny have reported repopulation rates of 74 percent and 90 percent, respectively (UNOP estimates, December 2006). According to reports published in the *New Orleans Community Support Foundation's Planning District Data Report*, nearly 30 percent of occupied housing units and 14 percent of the businesses in Bywater reported flooding. Cases of flooding in Marigny were fewer than those in Bywater. Repairing the damaged infrastructure remains one of the highest priorities in the district.

Home sales data within the district exhibits interesting trends. In spite of an increase in home prices during 2006, home sales did not show a substantial decrease in units or volume. However, in 2007 a drop of 2.6 percent in average price along with gross sales has been reported in the areas south of St. Claude. The positive home sales data for the area further strengthen the case that areas south of St. Claude are attractive to well-paid residents in NOMA.

Table 3-13: Neighborhood Home Sales

Area	Jan-Dec 2005 Home Sales			Jan-Dec 2006 Home Sales			Jan-Dec 2007 Home Sales			% Change 2005-2006	% Change 2005-2006
	Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales	Average Price	Average Price
Marigny/Bywater below St. Claude	\$207,071	71	\$14,702,041	\$255,022	65	\$16,576,400	\$248,418	44	\$10,930,392	23.2%	-2.6%
Marigny/Bywater East of IHNC	\$39,167	6	\$235,000	\$21,186	7	\$148,302	\$56,934	16	\$910,944	-45.9%	168.7%

Source: UNO Metropolitan Report, 2008

The condominiums market has also exhibited some mixed trends over the last 2 years. Unit prices increased nearly 10 percent between 2005 and 2006, from \$192,941 in 2005 to \$211,741 in 2006. The number of units sold increased from 11 in 2005 to 34 in 2006. However, price and volume of sales dipped in 2007. The average price was reported to be about \$186,000 in 2007, and 13 units have been sold during the last calendar year (UNO Metropolitan Report, 2008).

3.2.4.2 Target Market Segments

3.2.4.2.1 Angelou Study

In consultation with the region's public and private leadership, the City of New Orleans has identified four high-growth industry sectors for future investment. The four sectors included Advanced Manufacturing; Creative Media and Design; Energy, Petrochemicals and Plastics; and International Trade, Logistics, and Distribution. Industry Analysis Reports published by Angelou Economics were reviewed during the course of the redevelopment planning process.

The advanced manufacturing sector is primarily focused on assembly of heavy automobiles, commercial and boat building, and other advanced manufacturing requiring highly skilled labor. These sectors require a pool of qualified technical personnel, and the Greater New Orleans region has several establishments that meet this requirement. The National Aeronautics and Space Administration (NASA) Michoud Assembly Facility, the Stennis Space Center, Northrop Grumman's Avondale Shipyards, and the shipyards of Bollinger employ thousands of highly trained personnel.

Aerospace manufacturing at the Michoud facility is focused on the fabrication of external fuel tanks for the current Space Shuttle program. Fuel tanks for the future Constellation space program are also expected to be fabricated at this facility. This program is expected to provide additional opportunities for economic growth within the entire region. The location of the National Center for Advanced Manufacturing at the Michoud site provides additional opportunities for manufacturing companies to co-locate to the area.

In addition to the facility at Michoud, UNO plans to create an Advanced Technology Park along the Northshore. As there is a greater potential for businesses in the advanced manufacturing sector to either set-up or move their operations to areas near the Michoud Site and the Northshore, it is unlikely that they would move to the current site.

The Creative Media and Design sector includes sectors such as Film and TV recording and production, music recording and production, advertising, and marketing and design services. Based on a target sector analysis conducted by Angelou Economics, the Orleans Parish area is home to an established sector of employment in the media and design sectors. However, the success of this particular industry sector is dependent largely on incentives from public agencies. There are few "home-grown" companies currently operating media and design studios in the State, and it is likely some of these companies could move to other States to take advantage of the more attractive incentives offered.

The idea of allocating a portion of the site for a media/design studio was examined by the study team. However, some of the existing studios in the Orleans area propose to expand in the future. Some of these proposals include the expansion of the NIMS Studios Center in Jefferson Parish and one each in Algiers and the Garden District. Due to a potential over-supply of these facilities in the area, the demand for additional space does not appear likely.

The Energy, Petrochemicals, and Plastics sector involves heavy manufacturing and production capabilities. The existing NSA site is not ideal for this particular use due to its location in a densely developed residential area. The International Trade, Logistics, and Distribution sector requires direct access to multi-modal transportation networks that the current site does not provide. Therefore, these two sectors were not chosen to act as “anchors” for the existing site. The Advanced Manufacturing and Creative Media and Design sectors were more suited to the present site, as they would not require any major modifications to the existing structure or result in any adverse effects to the surrounding neighborhood.

As documented in the Section 3.2.3.6, Employment and Labor Trends, the region continues to have labor shortages across a variety of technical and trade-oriented occupations. Some of the sectors with labor shortages that directly affect the manufacturing sector include machine tool operators, engineering technicians, welders, cutters, and installers. Stakeholders interviewed during the planning process for the study indicated that one of the goals of the plan should be to create employment opportunities for residents within the region. In order to overcome these labor shortages and provide opportunities for job training and workforce development, one of the components of the redevelopment plan includes a research park/knowledge based center that would accommodate job training centers and research institutions.

It is proposed that the research/knowledge-based center would act as an anchor for the site and provide workforce-training programs for individuals interested in pursuing careers in areas such as the advanced manufacturing sector, including concepts such as sustainable coastal communities and coastal restoration. Louisiana is participating in a multi-billion dollar program to create sustainable coastal communities integrated with ecosystem restoration. The Greater New Orleans region has significant workforce shortages in trade and technical occupations that require investment and training from the nascent technical and community college systems. Section 4 provides detailed information on various options and space requirements of the individual components.

3.3 ANALYSIS OF STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

3.3.1 Introduction

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis is a strategic planning method used to evaluate a potential project. It involves specifying the goals and objectives of the project and identifying the internal and external factors that are favorable and unfavorable to achieving those goals and objectives. The technique is credited to Albert Humphrey, who led a research project at Stanford University in the 1960s and 1970s.

3.3.2 Consultations with Agencies and Community

As part of the NSA East Bank Redevelopment Study, an analysis was done to assess the strengths, weaknesses, opportunities, and threats for the NSA East Bank and the immediate Marigny/Bywater area. The SWOT analysis was conducted by the Project Team based on economic, market, and environmental conditions and previous plans undertaken in the area. Additionally, a workshop was held with NOATF that included representatives from city and community leaders. These results were presented to the community in a public meeting format for comment and feedback. The results included consensus on the following points:

3.3.3 Strengths

- Marigny/Bywater is becoming an attractive area to live for young professionals
- Cultural Arts, e.g., the NOCCA Charter School
- Cultural Resources – historic area designations, historic homes and buildings, etc.
- Cultural Products District
- Proximity to Central Business District (CBD), French Quarter, Warehouse District, and employment centers
- Little/no flooding in Marigny/Bywater areas during Katrina
- Repopulation of Marigny/Bywater areas since Katrina
- Strong and involved neighborhood associations
- More than 1000 parking spaces at NSA East Bank
- Approximately 1.6 million square feet of useable space at NSA East Bank
- Diversity of community
- Proximity to the Mississippi River/views to river/planned riverfront parks
- Conversion of St. Roch Fire Station to community center in project area
- St. Claude Main Street Program

3.3.4 Weaknesses

- Approximately 65,000 residential housing units vacant/blighted in Orleans Parish
- Condition of District 7 infrastructure – transportation network and utilities
- Inefficient access to major highway network and obstruction of vehicular circulation by the New Orleans Public Belt rail corridor
- Flooding north of St. Claude Ave.
- Perception of vulnerability to storms/storm damage
- Affordability of area housing (versus before Katrina)
- Lack of sufficient healthcare services in the area
- Lack of parks/green space in the area
- Lack of connectivity to the Mississippi Riverfront
- Lack of area retail/grocery stores
- Public education system
- Environmental remediation required for reuse/redevelopment
- Office space vacancy in the area (mostly Class B and Class C)

3.3.5 Opportunities

- Higher-density residential with views to the river/downtown
- Economic development and job creation
- Research and training technology park
- Mixed-use development
- Support for the proposed cruise terminal
- Possible retail uses to support local community and cruise terminal
- Homeless/transitional housing
- Possible new parks and recreation areas/linkage to riverfront
- Mixed income housing
- Retirement/assisted living uses
- Viewshed amenity potential
- Create new linkages to CBD, French Quarter, Warehouse District, and employment centers via proposed improved transit service
- Large site (25.33 acres) with proximity to the Mississippi River

3.3.6 Threats

- Crime and perception of safety
- Storm events
- Perception of vulnerability to storms/storm damage
- Affordability of housing in Marigny/Bywater areas (own and rent)
- Environmental remediation potentially required for reuse/redevelopment – possible threat to timely redevelopment
- Blighted housing in the area
- Overall diminished economic opportunity in city/region

3.3.7 SWOT Conclusions

From the discussions in the SWOT workshop and with city and community leaders, the greatest strength of the NSA East Bank is the site location on high ground that did not flood during Hurricane Katrina. Additionally, the Marigny/Bywater areas are desirable residential locations close to the French Quarter and the CBD. The area has repopulated since Katrina; has strong real estate demand; and has active and involved neighborhood associations. It is home to the NOCCA Charter School and other artistic endeavors that contribute to the city's unique character.



Photograph 17: NOCCA Charter School

The most challenging weakness identified in the area relates to the lack of strong retail presence. In addition, the public transit system is not efficient and provides limited connectivity to other activity centers. Research by the Project Team revealed that there has not been a large investment in the area through the city's recovery efforts because the area did not experience severe flooding during Hurricane Katrina.

If part of the NSA East Bank redevelopment can attract new retail and other commercial uses to this diverse area, it would likely result in enhanced and upgraded current services (i.e., shops, restaurants, service facilities). Regarding public transit weaknesses, the Regional Transit Authority (RTA) has indicated that they intend to serve Marigny/Bywater, including the NSA East Bank project area, in the future with smaller and more efficient transit vehicles. If this occurs, then public transit in the area will be more frequent and this would represent a distinct upgrade in service.

If part of the NSA East Bank redevelopment can attract new retail and other commercial

The Marigny/Bywater/NSA East Bank area has opportunities that include more parks, recreation, and urban and open areas planned, including a rebuilt Stallings Community Center and the potential for a cruise terminal in the future. Additionally, neighborhood residents and community leaders, through outreach meetings on the Project, suggested part of the NSA East Bank facility to be used as a temporary hurricane shelter for elderly citizens and less-mobile citizens, as an alternative to evacuation. This possibility is one that could be part of the City's Overall Evacuation Plan and could be an avenue to apply for Federal assistance funding to help redevelop part of NSA East Bank for this purpose.

The most pervasive threat to the Marigny/Bywater area is crime and the perception of safety— particularly in the areas surrounding the NSA East Bank. One positive sign that the City understands this problem has been the allocation of \$5 million to build a new 5th District police station in close proximity to the study area. A new police facility would likely be an enhancement to controlling crime in the area and would likely enhance the perception that public safety can be addressed in a more efficient manner.



Photograph 18: Area on site and adjacent to the study area with potential future use for active/passive parks and open space

SECTION FOUR ALTERNATIVE REUSE STRATEGIES

4.1 INTRODUCTION

This section presents the results of a reuse/redevelopment planning study of the NSA East Bank. It has been developed consistent with the goal of redevelopment of the installation as a property to benefit the community.

The planning for this Project involved identifying and analyzing the opportunities and constraints of NSA East Bank for reuse following Federal property disposition, determining future development and redevelopment potential, and presenting a preferred conceptual reuse plan that will establish the site's functionality. This section focuses on the prospective reuse of the site to meet local goals, relationships between required and supporting activities, land use compatibilities, market potential, vehicular circulation and parking, pedestrian circulation, and limitations such as environmental constraints and integration with existing adjacent land uses.

4.1.1 Project Approach

The Project effort is intended to accomplish the following:

Assess the ability of NSA East Bank to support the recovery of the City by the realization of community benefits from redevelopment.

Evaluate available information regarding the adequacy of the installation property and infrastructure systems to support the preferred reuse plan, and identify necessary upgrades to implement redevelopment.

Develop conceptual alternative plans necessary to support the NOATF goals, and present the alternative concepts to the NOATF Board, community stakeholders, and citizens for selection of a preferred alternative reuse concept plan.

Refine the layout of facilities and develop incremental cost data associated with the selected preferred alternative concept plan, including potentially feasible land uses, conceptual site layout for proposed uses, approximate scope of redevelopment, and estimates of public benefits. City approval of the recommended development plan for the reuse will be based on the results of the refinement of the preferred alternative concept plan as directed by the NOATF Board.

4.1.2 Reuse Planning Principals

The Project Team has been guided by specific reuse planning principles for preparation of the alternative reuse plan concepts and preferred alternative reuse plan. These principles include, but are not limited to:

- Identify reuse-related functions in a feasible and effective preliminary conceptual design.
- Consider sustainability, walkability, and environmental efficiency for the alternative reuse plan concepts and selected preferred reuse alternative.
- Provide preliminary designs to mitigate constraints such as existing environmental conditions, lack of parks/green space, housing affordability and availability, and utilities access.

- Incorporate appropriate urban design measures for the public infrastructure to support reuse.
- Provide for adequate vehicular access, circulation, and parking for vehicles.
- Maintain and improve the operational and aesthetic character of the area.
- Address land use compatibility, economic development and job creation, the proposed cruise terminal, site amenities.

4.1.3 Reuse Planning Process

A six-step planning process assessed the prospects of various reuse concepts at NSA East Bank. A summary description of these planning steps follows Figure 4-1, Reuse Planning Process.

Figure 4-1: Reuse Planning Process



Work Step 1: Review of the current installation Master Plan, other relevant studies, and existing aerial photography. The Project Team inspected the subject property and conducted interviews with knowledgeable installation personnel to determine the validity of these source documents and any planning changes that related to this assessment.

Work Step 2: Identify opportunities and constraints for development associated with existing conditions. Constraints were noted for environmental, operational, functional, and other identified issues. The SWOT analysis documented in Section 3 summarizes actual and perceived opportunities and constraints for the reuse of NSA East Bank.

Work Step 3: A reuse planning workshop was held with the NOATF Board on December 16, 2008, to present the preliminary conceptual reuse alternatives, discuss the relative merits and shortcomings of each alternative, and work toward a consensus on a preferred alternative with workshop participants.

The reuse planning process was an exercise of transparency, where information was shared between the Project Team, the Board, and other participants. The resulting vision was based predominantly upon the issues that the Board felt are most crucial to successful reuse.

The objectives for the workshop included: fully examining the development reuse potential of NSA East Bank; illustrating the feasibility of prospective uses and conceptual site layouts;

revising alternative plan concepts that illustrate reuse feasibility; and working toward reaching agreement on the preferred alternative plan to be further developed.

A concept submittal was presented for the workshop, including the identified constraints to development and alternative conceptual layouts.

The workshop process concluded with consensus selection of the reuse elements to be further developed, synthesizing plan elements from the presented alternative plans.

Work Step 4: Conceptual land use layout was refined and cost-benefit data associated with the selected alternative reuse plan was developed. Additional supporting data was collected and analyzed for the refinement of the selected plan.

Work Step 5: A draft (preliminary) submittal of the recommended reuse plan documenting the findings of the study effort was presented to the NOATF Board on January 23, 2009. The preliminary submittal presentation included a summary of pertinent issues and criteria resulting from the data collection phase, the constraints identified by the existing conditions analysis, the alternatives presented at the workshop, and the rationale for recommending the preferred alternative reuse plan.

Work Step 6: The final submittal incorporates comments received during the preliminary submittal presentation, and review comments. It provides the final Reuse Plan.

4.1.4 Potential Reuse Alternatives

Three potential land use alternatives were developed, along with conceptual site plans for illustrative purposes. After presentation of the three potential redevelopment options to the public and various agencies, reasonable consensus was reached that either Option 1 or Option 2 made the most sense and had the most support. Common threads in Option 1 and Option 2 include mixed use on the site that would allow for the various types of uses described in the options, while maintaining most if not all of the main structures for reuse and consideration of historic designation.

The three potential land use options are described below. Note that square footage calculations are approximate and intended for illustrative purposes only.

Alternative 1: Maintain All Three Main Structures

Building 601

- Floor 1 – Restricted non-cruise terminal parking (approximately 100,000 square feet [SF])
- Floors 2, 3, and 4 – Market-rate, affordable, and subsidized housing (approximately 300,000 SF)
- Floors 5 and 6 – Above market-rate residential (approximately 200,000 SF)

Building 602

- 1,100 to 1,200 Parking spaces to support cruise terminal (approximately 500,000 SF)



Figure 4-2: Redevelopment Alternative (Option) 1

Building 603

- Floor 1 – Neighborhood level retail (approximately 50,000 SF) and restricted non-cruise terminal parking (approximately 50,000 SF)
- Floors 2, 3, and 4 – Research and training technology center (approximately 300,000 SF)
- Floors 5 and 6 – EOC and temporary hurricane shelter for special needs persons (approximately 200,000 SF)
- Associated green space – 10 to 12 acres

Alternative 2: Maintain Two Main Structures

- 60,000 SF retail, 120,000 SF office/commercial (research and training technology center)

Building 601

- Maintain residential use as per Option 1 OR partial demolition and add floors for above market-rate residential (approximately 150,000 SF)
- Floor 1 – 35,000 SF supportive retail, 65,000 SF restricted non-cruise terminal parking
- Floors 2 through 6 – Market-rate residential (approximately 400,000 SF)

Building 602

- 1,100 to 1,200 parking spaces to support cruise terminal (approximately 500,000 SF)
- Option 2a: Floors 5 and 6 – EOC and temporary hurricane shelter for special needs persons (approximately 200,000 SF)

Building 603 – Demolish

New development (west side of site)

- Neighborhood-scale mixed-use buildings
- Approximately 180,000 SF

Supportive housing (northeast corner of site)

- Separate building – per UNITY GNO proposal

Associated green space – 11 to 13 acres



Figure 4-3: Redevelopment Alternative (Option) 2

Alternative 3: Demolition of All Three Main Structures

New residential (southeast corner of site)

- 375,000 SF at 6 stories
- 500,000 SF at 8 stories
- New office/commercial (east side of site)
- Approximately 360,000 SF to support research and training technology center (neighborhood scale)

Supportive housing (northeast corner of site)

- Separate building – per UNITY GNO proposal

Parking (west side of site – no cruise terminal support)

- Approximately 122,500 SF – 200 spaces

Mixed-use buildings (west side of site)

- Approximately 235,000 SF
- Floor 1 – Neighborhood-scale retail
- Floor 2 – Office/commercial use to support research and training technology center
- Floor 3 – Residential

Associated Green Space – 10 to 12 acres



Figure 4-4: Redevelopment Alternative (Option) 3

After presentation of the three potential redevelopment options to the public and various agencies, reasonable consensus was reached that either Option 1 or Option 2 made the most sense and had the most support. Common threads in Option 1 and Option 2 include mixed use on the site that would allow for the various types of uses described in the options, while maintaining most if not all of the main structures for reuse and consideration of historic designation.

4.2 JOB CREATION

The reuse planning process for the NSA site considered three conceptual alternatives containing a mix of public/institutional, retail, office, commercial, and some residential uses.

Table 4-1 lists the individual redevelopment components and estimated construction costs for Conceptual Alternative 1. Based on current representative construction costs, this alternative is estimated to require \$90 million to \$110 million. Only minimal investment may be necessary to initiate redevelopment. Assuming that 70 percent of the total estimated construction costs are labor-related, Alternative 1 will result in expenditures of \$76.9 million. Material costs from the alternative are estimated to be \$33 million. The labor expenditure will result in around 2,100 jobs over the construction period. The average construction wage of \$36,620 is based on figures provided by the Bureau of Labor Statistics, and includes fringe benefits, salary taxes, and an administrative and overhead factor.

Table 4-1: Estimated Construction Cost and Generated Earnings Conceptual Alternative 1

Building	Construction Cost (\$)
<i>Building 603</i>	
Warehouse	1,729,560
EOC	6,293,232
Dormitory	10,170,300
Research Park	25,932,960
Street Level Retail	3,006,720
Parking Structure	6,739,172
<i>Building 602</i>	
Parking Structure	6,699,000
<i>Building 601</i>	
Residential - above Market Rate	19,938,660
Residential - Market Rate	17,316,828
Residential - Market Rate	5,562,432
Residential - Market Rate	5,562,432
Parking	1,339,800
TOTAL	110,291,096
Earnings Multiplier	0.6978
Earnings Impact	76,961,127
Average Construction Wage	36,620
Workers - Man Years	2,102

Source: RSMeans Building Construction Cost Data, 2009
Bureau of Labor Statistics, 2007

It is anticipated that permanent employment would be generated in three areas after completion of the construction phase of Alternative 1: wholesale trade, retail trade, and professional services. The street-level retail outlets are expected to generate jobs in the retail categories, while the research park is expected to employ professionally trained personnel and office staff for general support services. Assuming a commercial space requirement of 215 SF per person and a 50 percent occupancy rate, the research park is expected to generate about 523 jobs. Employment in retail stores are calculated based on a 450-SF space requirement per employee, with a 90 percent occupancy level. An estimated 100 permanent jobs are expected to be generated by the retail activity under Alternative 1.

The EOC and the warehouse are not expected to be operated year-around and would not be generating a significant number of new permanent jobs. A total of 623 jobs are expected to be generated under Alternative 1. The study does not assume full project build out, since typical tenant turnover in any project will result in occasional vacancy in available space. Only the potential success of the Project will determine how close the Project comes to achieving the estimated temporary construction and permanent employment and payroll levels.

The estimated construction cost for Conceptual Alternative 2 is approximately \$119 million (see Table 4-2 below).

**Table 4-2: Estimated Construction Cost and Employment
Conceptual Alternative 2**

Building	Construction Cost (\$)
<i>Building 603</i>	
Demolition	2,330,000
Six Mixed Use	4,567,500
Office Comm	15,743,520
<i>Building 602</i>	
Warehouse	1,729,560
EOC	6,293,232
Dormitory	10,170,300
Parking Structure	6,699,000
<i>Building 601</i>	
Floors 6,7, and 8	29,907,990
Floors 2-5	28,861,380
Floor 1	2,104,704
Parking	870,870
Unity GNO	10,155,249
TOTAL	119,433,305
Earnings Multiplier	0.6978
Earnings Impact	83,340,560
Average Construction Wage	36,620
Workers - Man Years	2,276

Source: RSMeans Building Construction Cost Data, 2009
Bureau of Labor Statistics, 2007

Assuming that 70 percent of the total estimated construction costs are labor related, Alternative 2 will result in expenditures of \$83 million. The labor expenditure will result in approximately 2,200 jobs over the construction period. Material costs from Alternative 2 are estimated to be approximately \$33 million. Under Alternative 2, permanent employment would be generated in the wholesale trade and retail trade sectors. The commercial and retail uses under Alternative 2 are estimated to generate a total of 572 jobs.

Conceptual Alternative 3 will require demolition of the three buildings onsite and reconstruction with residential, office, commercial, and parking uses. The total construction cost for this alternative is estimated to be approximately \$174 million (see Table 4-3). Labor expenditure under this alternative is estimated to be nearly \$122 million, and nearly 3,300 jobs are expected to be generated under this alternative. After completion of construction, all the employment generated under Alternative 3 will be from office and retail uses. Assuming a 70 percent occupancy rate, approximately 930 jobs are expected from all the proposed uses under Alternative 3.

**Table 4-3: Estimated Construction Cost and Employment
Conceptual Alternative 3**

Building	Construction Cost (\$)
Demolition All	7,550,000
Residential Structures	
6 Floors	49,606,312
8 Floors	66,141,750
Office Commercial Building	40,919,580
Supportive Housing	10,155,249
Parking	4,758,573
Mixed Use Buildings	
Retail	1,209,245
Office	2,156,088
Residential	1,946,440
TOTAL	184,443,237
Earnings Multiplier	0.6978
Earnings Impact	128,704,491
Average Construction Wage	36,620
Workers - Man Years	3,515

Source: RSMeans Building Construction Cost Data, 2009
Bureau of Labor Statistics, 2007

Recommended Alternative

Based on an estimated construction cost of \$90 million, the recommended alternative is estimated to generate a total of 1,718 construction related jobs. The total earnings impact due to the construction of the recommended alternative is estimated to be nearly \$62.9 million. Table 4-4 presents further information on the parking requirements for this alternative. In addition, the table presents the estimated tax revenue generated by the commercial and residential uses under this alternative. Future operations of the uses under the alternative are expected to generate a total of 758 jobs in professional and retail-related sectors. The total wages generated by permanent post-construction jobs under this alternative is estimated to be nearly \$36 million in 2008 dollars.

4.3 TAX REVENUE GENERATION

Within Orleans Parish, all properties situated within the State, other than those exempted by law, are subject to taxation on the basis of the assessed valuation. Property within the State is assessed at its fair market value. Taxable values for residential and commercial properties are 10 percent and 15 percent of their assessed values, respectively. Residential properties are subject to a homestead exemption amount of \$7,500 within the parish.

The assessed value of the property and the current millage rate determine the annual ad valorem tax yield of the property. In Orleans Parish, the millage rate for 2008, totaling 77.78 mills, consists of the following levies:

- 10.85 mills for general municipal purposes
- 23.8 mills to pay off city bonds
- three separate millages totaling 16.03 mills for drainage
- 4.66 mills for police and firefighter pay
- 3.98 mills for police protection
- 3.94 mills for fire protection
- 2.9 mills for the Aquarium of the Americas
- 0.32 mill for the Audubon Zoo
- 3.14 mills for the public library system
- 1.82 mills for the Economic Development and Housing Fund
- 1.82 mills for the Capital Improvements and Infrastructure Trust Fund
- 2.18 mills for the Parks and Recreation departments
- 1.38 mills for street and traffic control device maintenance
- 0.87 mill for city services

The residential millage rate is estimated to be 0.12844. (Personal communication, District 7 Assessor's Office.)

**Table 4-4: Naval Support Activity East Bank, New Orleans
Recommended Reuse Plan
Estimated Construction Cost, Tax Revenue Generation, and Employment**

Building Number	Space Allocation	Total SF	SF Breakdown	Cost Calculation*	Cost Total**	Parking Requirement***	Parking Provided	Parking Required	Assessed Value	Commercial Property Tax	Residential Property Tax	Post-ConstructionE Wage (2006)	Wage (2009)	Post-Construction Total Wages		
601	EOC Support - Dormitory	500,000	100,000	\$116.96 (\$144.05) X 100000 sf X 0.87	\$ 10,175,520	Convalescent home, 1:2500 sf		40								
	Retail - 1st Floor		50,000	\$69.12 (\$87.50) X 50000 sf X 0.87	\$ 3,006,720	Retail, high density, 1:300 sf, (-) 50% reduction for mixed use bldgs		84		\$10,500.0		100	\$26,473.7	\$27,894.48	\$2,789,448.00	
	Parking - 1st Floor		50,000	\$15.40 (\$40.45) X 50000 sf X 0.87	\$ 669,900	Stall and circulation, 1:400 sf ¹	125			\$11,667.0						
	Multi-family Residential (Estimate Avg 1100 sf per unit, 180 units)															
		Above Market Rate (45 units)		50,000	\$114.59(\$144.15) X 50000 sf X 0.87	\$ 4,894,665	Residential, High Density - Avg. 1.75:1 DU		79	\$6,132,780		\$35,420.9				
		Market Rate (90 units)		100,000	\$110.58(\$139.10) X 100000 sf X 0.87	\$ 9,620,460	Residential, High Density - Avg. 1.75:1 DU		158	\$10,221,300		\$44,585.4				
		Affordable / Subsidized (45 units)		50,000	\$106.59(\$133.20) X 50000 sf X 0.87	\$ 4,636,665	Residential, High Density - Avg. 1.75:1 DU		79	\$5,110,650		\$22,292.7				
		Technology / Research		100,000	\$99.36 (\$124.20) X 100000 sf X 0.87	\$ 8,644,320	Office use, Low-Med Density - 1:400 sf, (-) 50% reduction for mixed use bldgs		125		\$19,445.0		174	\$51,757.4	\$54,536.11	\$9,512,112.21
						\$ 41,648,250										
	602		500,000													
EOC Support - Warehouse Storage			50,000	\$49.70 (\$82.80) X 40000 sf X 0.87	\$ 1,729,560	1 per 2 employees per shift, estim. 15 employees		30								
Parking			450,000	\$15.40 (\$40.45) X 450000 sf X 0.87	\$ 6,029,100	Stall and circulation, 1:400 sf ¹	1125			\$11,667.0						
					\$ 7,758,660											
603		500,000														
	EOC Operation		60,000	\$120.56 (\$150.70) X 60000 sf X 0.87	\$ 6,293,232	Office use, High Density - 1:500 sf; (-) 50% reduction for mixed use bldgs		60								
	Retail - 1st Floor		50,000	\$69.12 (\$87.50) X 50000 sf X 0.87	\$ 3,006,720	Retail, med density, 1:200 sf, (-) 50% reduction for mixed use bldgs		125		\$19,445.0		100	\$26,473.7	\$27,894.48	\$2,789,448.00	
	Parking - 1st Floor		50,000	\$15.40 (\$40.45) X 50000 sf X 0.87	\$ 669,900	Stall and circulation, 1:400 sf ¹	125			\$11,667.0						
	Multi-family Residential (Estimate Avg 1200 sf per unit, 100 units)															
		Above Market Rate (50 units)		60,000	\$114.59(\$144.15) X 60000 sf X 0.87	\$ 5,981,598	Residential, High Density - Avg. 1.75:1 DU		88	\$6,814,200		\$39,356.6				
		Market Rate (50 units)		60,000	\$110.58(\$139.10) X 60000 sf X 0.87	\$ 5,772,276	Residential, High Density - Avg. 1.75:1 DU		88	\$5,678,500		\$24,769.7				
		Technology / Research		220,000	\$99.36 (\$124.20) X 220000 sf X 0.87	\$ 19,017,504	Office use, High Density - 1:500 sf; (-) 50% reduction for mixed use bldgs		220		\$19,445.0		384	\$51,757.4	\$54,536.11	\$20,926,646.86
						\$ 40,741,230										
		Total Space		1,500,000		\$ 90,148,140	Parking Totals	1375	1176		\$ 103,836.00	\$ 166,425.23	758		\$36,017,655.07	

* Cost Calculation Description: SF cost minus structural component costs for retained buildings (SF cost with structural components included) X SF of proposed space X location factor for New Orleans, LA; Source: RS Means Square Foot Costs, 2008, 29th Annual Edition, Reed Construction Data

** Total cost calculated at 2008 rates, assume 3% per year inflation (\$2,704,444.00 / year) for future construction start date

***Parking Requirements / reductions per City Of New Orleans Comprehensive Zoning Ordinance (on-line version): *In the case of mixed uses, uses with different parking requirements occupying the same building or premises, or in the case of joint use of a building or premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately, except that parking requirements for permitted accessory retail and service uses in a multiple dwelling, apartment hotel, motel or motor lodge containing 100 or more dwelling units, may be reduced by the following percentages:

- a. Retail sales, offices, service establishments: fifty (50) percent.
 - b. Restaurants, and dining rooms: seventy-five (75) percent.
 - c. Ballrooms, banquet halls, meeting rooms, auditoriums: eighty (80) percent.
- Note 1: Stall and circulation estimate accounts for existing structural system that may prohibit more efficient space utilization typical of new structures with 250 sf to 350 sf per stall (with circulation)

Post-Construction Employment (Assumptions)

Retail - 450 sf/employee

Technology/Research - 215 sf/employee

The valuations of taxable property are based on construction cost estimates and actual assessed values on a square foot or unit basis. It should be noted that the valuation of real property by the Assessor’s Office does not necessarily reflect actual market value, since many factors influence the assignment of value for tax appraisal.

For calculation purposes, all figures are in 2009 dollars based on current millage rates. Appreciation of land and buildings has not been factored. All residential units have been assumed to have the Homestead exemption. Public uses that are tax exempt have been excluded from the revenue generation analysis. For the proposed alternatives, the assessed values for commercial and office uses could not be estimated, as they are dependent on when these properties are actually constructed. Tax revenue for commercial properties is on a per million dollars basis. The estimated tax revenue generated under the three conceptual reuse alternatives and the recommended reuse plan are presented in Table 4-5 below.

Table 4-5: Estimated Tax Revenue Generation - Conceptual Alternatives 1, 2, and 3 and Recommended Alternative

	Commercial (tax revenue/million \$ of Assessed Value)	Residential	Total
Alternative 1	\$58,335	\$266,981	\$348,650
Alternative 2	\$73,891	\$40,143	\$114,034
Alternative 3	\$46,668	\$478,576	\$533,022
Recommended Reuse Plan	\$103,836	\$166,425	\$270,261

4.4 COST-BENEFIT ANALYSIS

4.4.1 Recommended Reuse Plan

Benefit-cost analysis is a standardized, systematic way to count the benefits of a particular project and to compare these benefits to the total costs. A complete benefit-cost analysis counts all of the significant direct benefits of a project. The results of a benefit-cost analysis performed for the recommended reuse plan are presented here.

For purposes of this analysis, the costs included the estimated construction costs. The benefits from the proposed reuse alternative include primarily quantifiable benefits such as the estimated earnings in the form of wages from construction-related activity, wages from post-construction permanent jobs, and the estimated tax revenues that will accrue to the City.

Employee wages from the permanent operations of the individual uses under the recommended reuse plan were estimated using Bureau of Labor Statistics tables CA25N-Total full-time and part-time employment by NAICS industry, and CA06N-Compensation of employees by NAICS industry.

For the retail uses under the recommended reuse plan, wage/employee is estimated to be \$27,894 and wage/employee in the professional and technical sector is estimated to be nearly \$54,536 (all in 2008 dollars). The tax revenue that would accrue to the city due to the construction of the alternative is estimated to be \$270,261 per year; construction related earnings are estimated to be nearly \$62.9 million, and benefits in the form of earnings from permanent jobs are estimated to be nearly \$36 million. The total benefits from these three components are nearly \$99.1 million.

Assuming a total construction cost of nearly \$90.1 million, the benefit-cost ratio is estimated to be 1.10. This ratio does not include indirect and induced benefits, which would increase the overall benefit.

4.4.2 Estimated DoD Costs for Comparison

The total estimated one-time cost to DoD to implement closure and realignment of the NSA East and West Bank installations is \$164.6 million. Costs for the East Bank installation were not reported separately. The net of all costs and savings to the DoD during the implementation period would be \$86.1 million. Annual recurring savings to DoD after implementation would be \$36.5 million, with a payback expected in 3 years. The net present value of the costs and savings to DoD over 20 years would be a savings of \$276.4 million. This recommendation indicated impacts of costs at the NSA East Bank and NSA West Bank installations involved, which reported \$0.3M in costs for waste management and environmental compliance. These costs were included in the payback calculation.

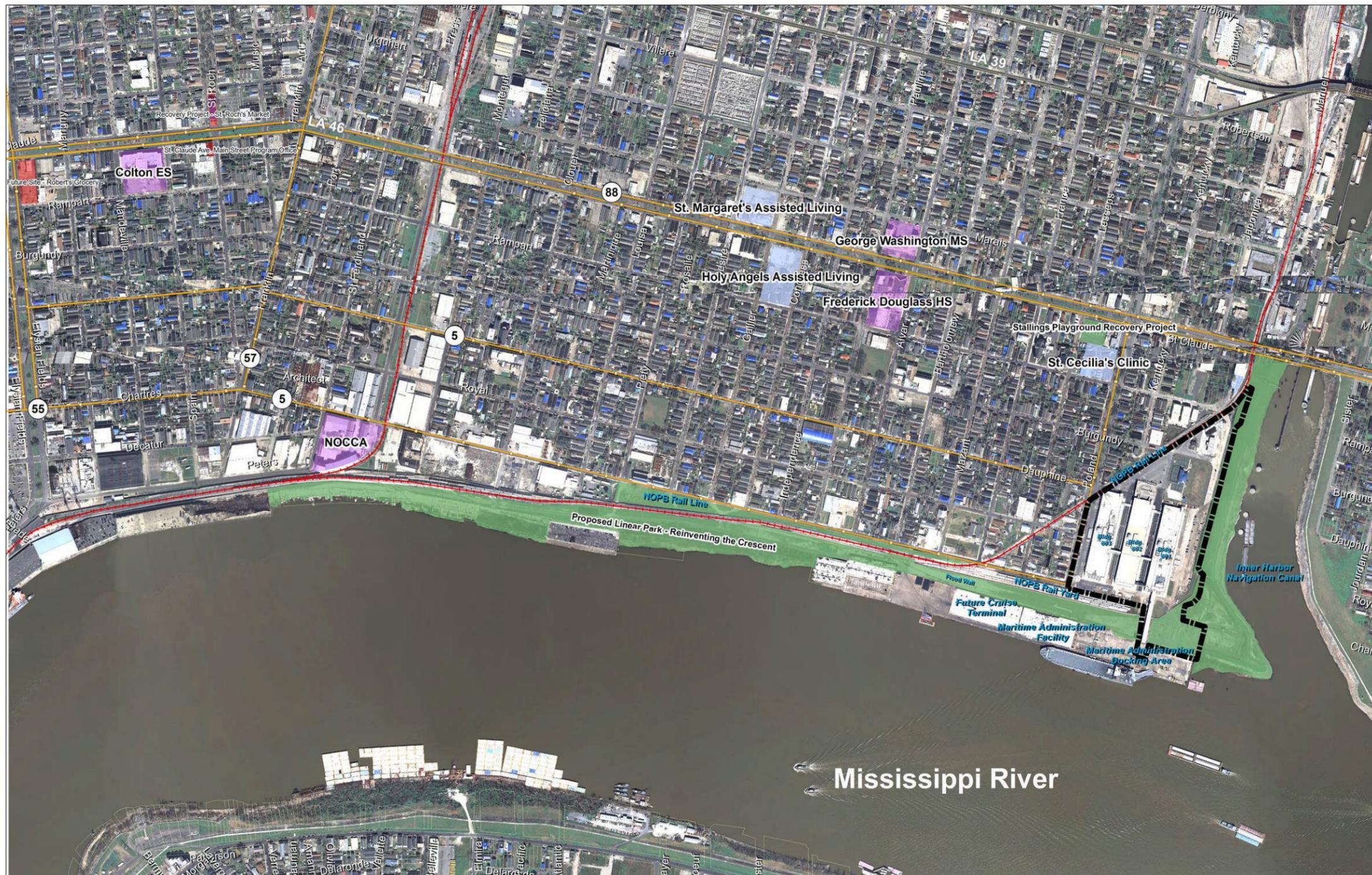
Assuming no economic recovery, the NSA New Orleans closure and realignment could result in a maximum potential reduction of 2,096 jobs (1,192 direct jobs and 904 indirect jobs) over the 2006-2011 period in the New Orleans-Metairie-Kenner, LA, Metropolitan Statistical Area, which would be 0.3 percent of the economic area employment. The estimated post-construction employment for the recommended reuse plan is 758 jobs. Considering many of the jobs at NSA New Orleans were located at the West Bank installation, the potential job offset for the proposed redevelopment of the East Bank installation is significant.

(Source: DoD Base Closure and Realignment Report to the Commission, Department of the Navy Analyses and Recommendations, Volume IV, May 2005)

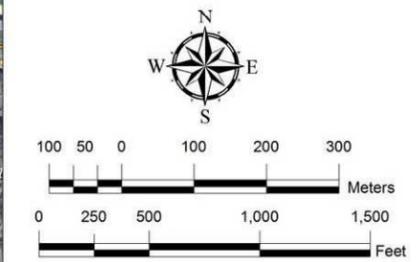
4.5 IMPACTS TO ADJOINING LAND USES

The Official Land Use Plan of the City of New Orleans (updated 2003) designates the NSA East Bank property as “institutional/public and semi-public.” This land use designation covers a wide variety of uses including offices, parking, recreation, and other similar uses currently existing on the site. While NSA East Bank uses are in contrast with the predominant “residential” land use designation of the surrounding area, the current uses on this site have been a fixture in the community for over 9 decades and, furthermore, are compatible with the marine activities along the Industrial Canal and the Mississippi River. The alternative development strategies as outlined in this Reuse Plan depict a range of land uses that complement the adjacent uses with the “mixed use” approach.

A “mixed use” approach to site reuse envisions a range of uses that could serve many portions of the community. Potential uses include residential, commercial, parking for onsite uses, and a possible EOC to serve future needs in Greater New Orleans. These uses are arranged to transition to the adjacent residential uses with the use of various “open spaces” or “green” buffer zones, with more intense uses being oriented towards the Mississippi River and the transportation corridors serving the site.



SITE LOCATION MAP



Legend

- NSA NOLA East Bank Plan Area
- Transit Route - Bus
- Economic Development Sites
- Health Care Facilities
- Educational Facilities
- Proposed Linear Parks & Open Space - Reinventing the Crescent
- Railroads

CLIENT: City Of New Orleans, LA	LOCATION: Naval Support Activity New Orleans, LA East Bank New Orleans, LA
DATE: 23 January 2009	FILE: C:\Documents and Settings\Chris_Garcia\My Documents\NSA NOLA East Bank Redevelopment\NSA NOLA Area Assets.mxd
DESIGN: CJG	<p>200 Orchard Ridge Drive Gaithersburg, MD 20878</p>
CHECKED: CJG	
SENIOR: SCL	

NSA NOLA - 002
Area Assets / Public Facilities
NSA NOLA East Bank,
New Orleans, LA



Source (Optional)
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Figure 4-5: Study Area with Current and Future Developments

This mix of uses and the blending of these uses on the site should achieve a suitable aesthetic character. Many of the possible uses in a typical mixed use area can include banks, restaurants, offices, research facilities, training facilities, and possibly a technology or trade school. These uses are compatible with an “institutional/public or semi-public” area. The proposed land use mix is a rational adaptation of the available facilities and historical land uses on the site.

The proposed approach of mixing land uses for the redevelopment of NSA East Bank is an acknowledgment of recent acceptance by communities that the right balance of uses can be achieved when the mix is buffered appropriately and blended naturally into the existing fabric of a neighborhood. The conceptual reuse alternatives uses that traditionally would be separated via a strict series of borders, and allows these uses to conform to the character of the community and the systemic flow of activities through a neighborhood. That is, an appropriate mixed-use approach naturally reflects how people work, play, sleep, shop, and interact. The “right mix” achieves this simple and over-arching principle of sound land use planning. It also allows each neighborhood to retain its unique character and preserve its heritage and history.

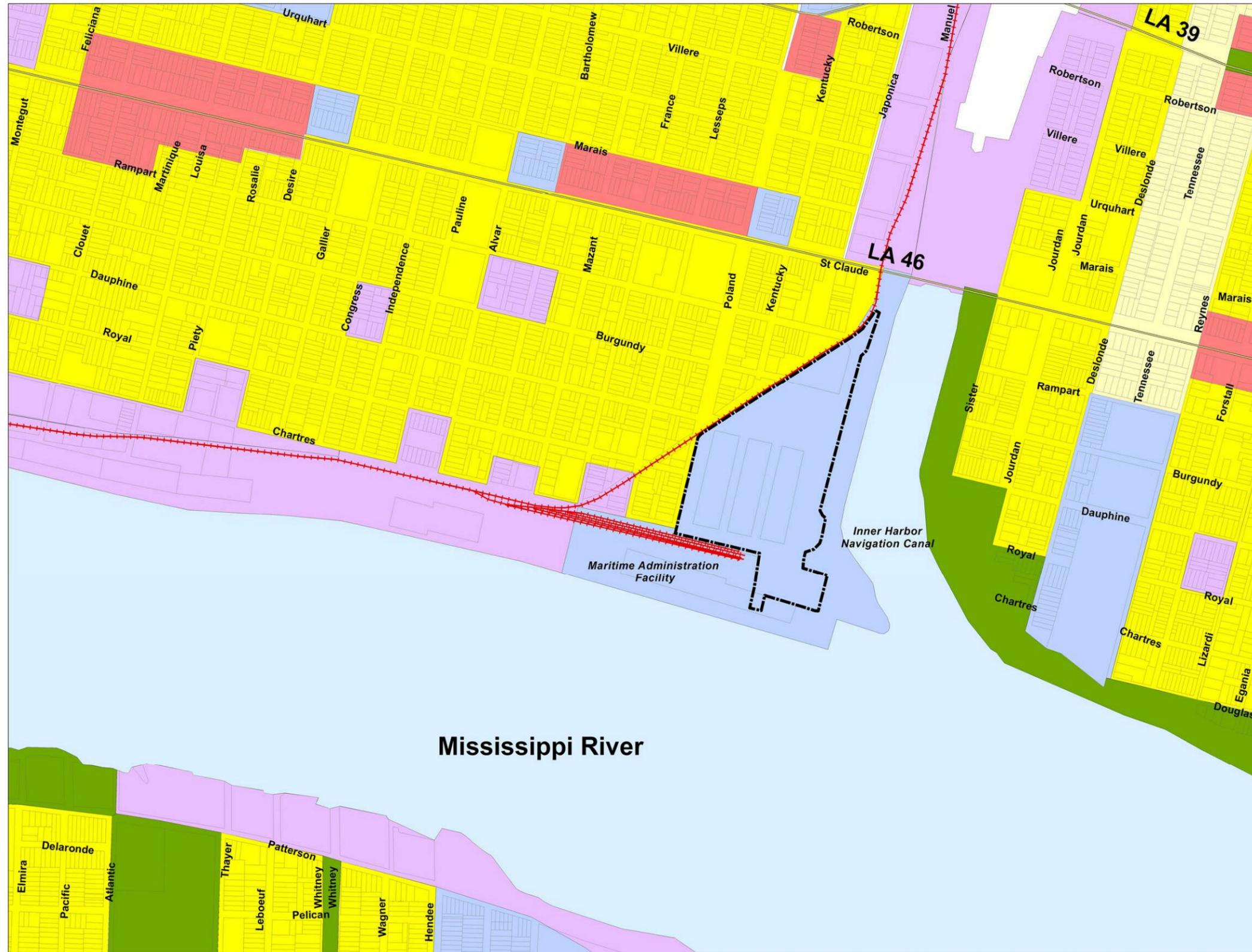
4.6 LAND USE AND ZONING REQUIREMENTS

The current Zoning Map of the City shows that the property is zoned for Light Industrial (LI) uses. This is one of the least restrictive zoning classifications in the entire zoning hierarchy of the City. In other words, except for some very intense industrial uses such as a “slaughter house” or a “tanning factory,” most other uses in the industrial categories, and all uses in the commercial and residential categories, are allowed as a legal right. Thus, using the current zoning laws of the City, both the zoning code and the zoning map would allow “by right” and as a matter of law, all of the current uses and all of the proposed uses in each of the alternative plans suggested in this Reuse Plan.

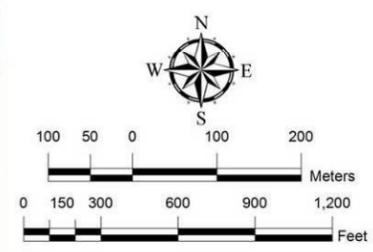
Projecting into the future and anticipating the current activities of the City with respect to adopting a new Master Plan and a new Zoning Ordinance (including a new code and a new map), the following comments are pertinent. First, a new Master Plan should take into consideration the community-based planning process used in this Project. The basic tenets of a good master plan are grounded in a sound database, a fair and equitable methodology, and a citizen-based, consensus-driven approach. These goals were achieved in this Project and the results should be made a part of the master planning discussion for the surrounding neighborhoods.

Similarly, as this process should be included in the Master Plan, it should also be included in the zoning analysis being conducted in the community at this time. Specifically, the recommendation for a new Land Use/Zoning category, known as “Mixed Use,” is a logical and straightforward step from this Reuse Plan to the discussion of land use and zoning for the surrounding area. A land use/zoning category that achieves the goals of these site plans could become a template for mixed-use areas in other parts of the community. This action is offered as a sound planning technique for this site, and could be a valuable and rational basis for designating Mixed Use areas elsewhere in the City.

In summary, the current zoning is appropriate for all of the conceptual alternate reuse plans. As a bridge to the next planning activity in the community, the Mixed Use template is recommended as a tool that supports these plans and leads the community forward to a better approach to local land use planning.



SITE LOCATION MAP



Legend

- NSA NOLA East Bank Plan Area
- Railroads
- Existing Land Use
- Land Use Categories
 - Residential - Single-Family
 - Residential - Single/Two Family
 - Residential - Multi-Family
 - Residential/Marine Commercial
 - Commercial
 - Institutional/Public and Semi-Public
 - Industrial/Vacant Industrial
 - Non-Urban/Wetland/Undeveloped Area
 - Parkland/Recreation/Open Space

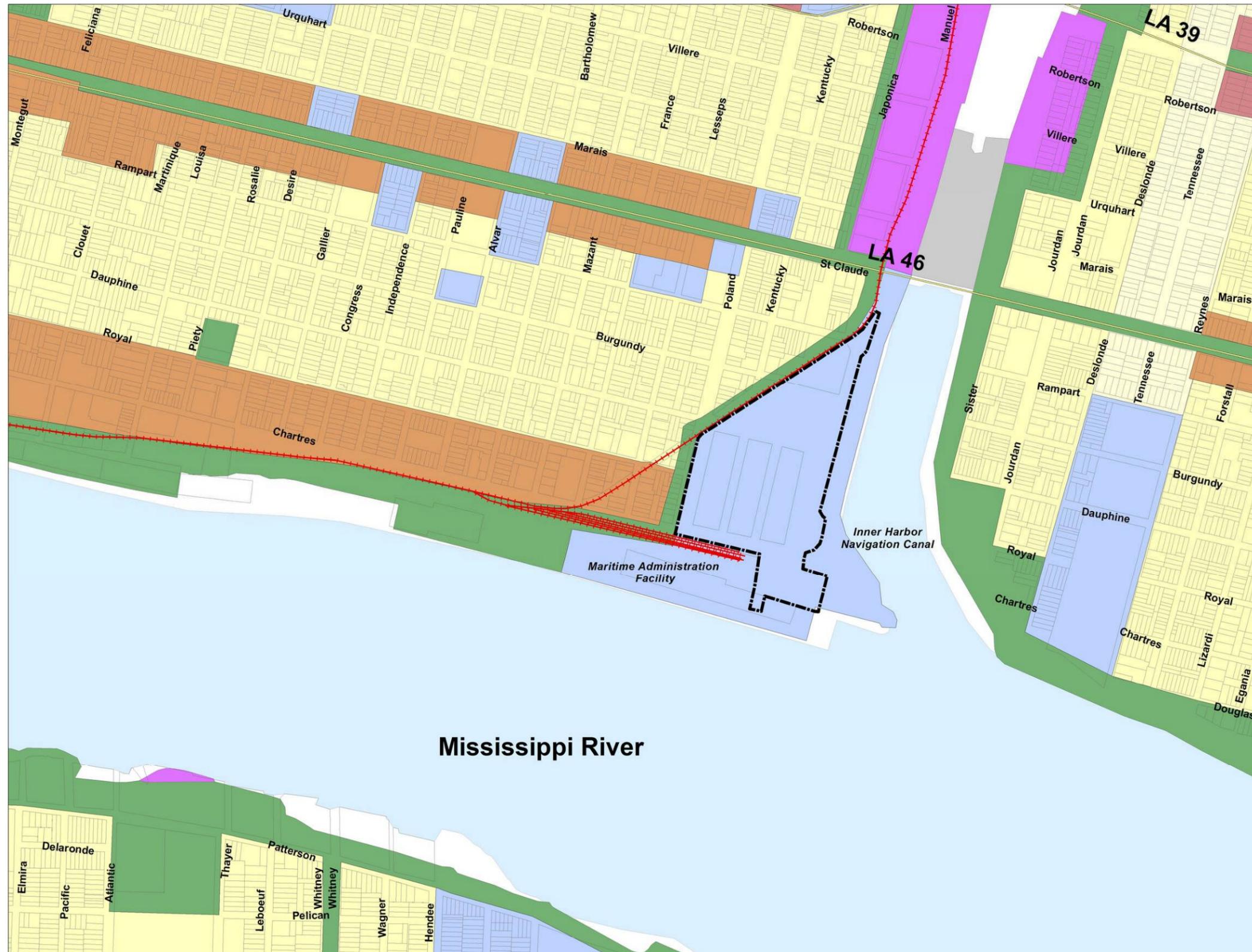
CLIENT: City Of New Orleans, LA	LOCATION: Naval Support Activity New Orleans, LA East Bank New Orleans, LA
DATE: 06 February 2009	FILE: C:\Documents and Settings\Chris_Garcia\My Documents\NSA NOLA East Bank Redevelopment\NSA NOLA Existing Land Use Designations.mxd
DESIGN: C.J.G.	<p>200 Orchard Ridge Drive Gaithersburg, MD 20878</p>
CHECKED: C.J.G.	
SENIOR: DVH	

**NSA NOLA - 005
Existing Land Use
Designations
NSA NOLA East Bank,
New Orleans, LA**

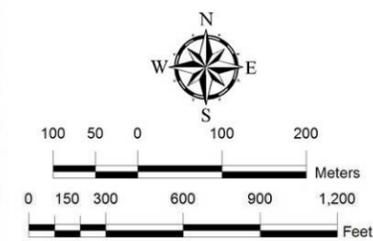


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Figure 4-7: Existing Land Use Designations



SITE LOCATION MAP



Legend

- NSA NOLA East Bank Plan Area
- Railroads
- Proposed Land Use Plan
- Land Use Categories
 - Residential - Single Family
 - Residential - Single and Two Family
 - Residential - Multi-Family
 - Neighborhood Mixed Use
 - Urban Mixed Use
 - Neighborhood Commercial
 - Regional Commercial
 - Downtown
 - Light Industrial/Office
 - Industrial
 - Institutional
 - Parkland/Recreation/Open Space
 - N/A; Undefined

CLIENT: City Of New Orleans, LA	LOCATION: Naval Support Activity New Orleans, LA East Bank New Orleans, LA
DATE: 06 February 2009	FILE: C:\Documents and Settings\Chris_Garcia\My Documents\NSA NOLA East Bank Redevelopment\NSA NOLA Future Land Use Designations.mxd
DESIGN: C.J.G.	<p>200 Orchard Ridge Drive Gaithersburg, MD 20878</p>
CHECKED: C.J.G.	
SENIOR: DVH	
<p>NSA NOLA - 009 Future Land Use Designations NSA NOLA East Bank, New Orleans, LA</p>	



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Figure 4-8: Future Land Use Designations

4.7 HOMELESS/SUPPORTIVE HOUSING USES

4.7.1 Introduction

For more than four decades, the Federal government has closed DoD installations and converted them to many different uses, including parks and recreational facilities, business centers, market-rate housing, affordable housing, and housing or service facilities for homeless persons.

In 1987, the U.S. Congress passed the Stewart B. McKinney Homeless Assistance Act (McKinney Act). According to Title V of the McKinney Act, serving the homeless became the first priority for use of all surplus Federal properties, including military installations.

4.7.2 BRAC Requirements Regarding Public Conveyance to Address Homelessness Needs

In 1994, the DoD, U.S. Department of Housing and Urban Development (HUD), U.S. Department of Veterans Affairs (VA), U.S. Department of Health and Human Services (HHS), U.S. General Services Administration (GSA), along with homeless assistance providers recommended changes to the McKinney Act that led to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (Redevelopment Act). The Redevelopment Act was designed to accommodate the multiple interests of communities affected by base closure and to meet the national priority to assist homeless individuals and families. The law exempted BRAC Commission installations from Title V of the McKinney Act and substituted community-based processes whereby homeless advocates could participate in reuse planning.

The Redevelopment Act now places responsibility for base reuse and realignment planning with an LRA. In this case, the LRA is the City. The LRA is responsible for balancing the needs of the local community, economic development, and the needs of local homeless persons and families.

As part of developing a reuse plan for the NSA East Bank property, the LRA must submit the following materials to HUD:

- A redevelopment plan
- A homeless assistance submission
- A summary of public comments on both documents.

The redevelopment plan is defined as a conceptual-level land use plan prepared by the LRA which is a strategic plan for the reuse of NSA East Bank. The redevelopment plan must explain the proposed uses and how it will meet the local community's needs.

The homeless assistance submission consists of five components. They are:

- Information about the homeless within the vicinity of NSA East Bank
- Notices of Interest (NOIs)
- Legally Binding Agreements (LBAs)
- Balance
- Outreach

The homeless assistance plan is submitted to HUD for review and approval, as well as to the U.S. Navy.

4.7.3 UNITY Proposal for NSA East Bank Site

Two entities submitted an NOI to the LRA requesting to use a portion of the NSA East Bank for homeless assistance purposes. Umbrella Arts, LLC withdrew its NOI prior to the LRA evaluating and making a determination on its NOI. UNITY GNO, in coordination with Common Ground Institute, submitted its proposal to meet homelessness needs as a reuse component of the NSA East Bank. The UNITY GNO proposal consists of a plan for supportive housing, tailored to address the high priority issues of the City's Consolidated Plan, including permanent supportive housing, housing the chronic homeless, increasing the economic opportunities for homeless and people with HIV/AIDS. The UNITY GNO proposal targets the homeless with the development of supportive housing in one new construction building. These units would serve individuals and families in need. In a presentation to NOATF, UNITY GNO stated its wider city goals:

- Develop housing that serves both disabled homeless people and homeless low-wage workers vital to the New Orleans economy
- Model values that incorporate integration (and where possible adaptive reuse and historic preservation), high-quality onsite services, high architectural quality, and a commitment to working with the surrounding neighborhood
- Facilitate the development of 500 units city-wide through its 70-member collaborative group.

According to UNITY GNO, the one portion of the supportive housing proposed for the NSA East Bank site would stand alone with its own facilities, residences, and office. The concept foresees the development operating like any other high-density residential apartment development. The remaining units would be targeted for families and would function as an affordable set-aside portion of any market-rate unit residential development planned for the site.

The UNITY proposal also includes:

Onsite Services

- 10,000 to 15,000 SF of office and program space
- Through a partnership with Healthcare for the Homeless, a portion of the space will be used for medical services

Employment Opportunities

- Five percent of jobs created through construction and development to be targeted for working formerly homeless
- Ten percent of jobs created to be targeted for low-income residents of Planning District 6

The LRA has determined to accommodate the NOI submitted by UNITY GNO. The decision to accommodate UNITY GNO's NOI represents a determination reached by considering the economic condition of the New Orleans community post-Hurricanes Katrina and Rita, the loss to the New Orleans community caused by the closing of NSA East Bank, and the City's need for

economic redevelopment and other development balanced against the needs of the homeless in the City. Further detail on the UNITY GNO proposal and the LRA's determination to accommodate are set forth in the NOATF Homeless Assistance Submission.

4.8 EMERGENCY OPERATIONS CENTER/TEMPORARY HURRICANE SHELTER FOR "SPECIAL NEEDS"

One of the possible reuses for the NSA East Bank site is an EOC and temporary hurricane shelter for persons with "special needs." This potential use was identified through coordination and consultation with the community and agencies. An EOC is a support command and control center for emergency management and hurricane evacuation missions.



Photograph 19: Example of an Emergency Operations Center in San Diego, CA

Persons of "special needs" are defined as elderly persons, less mobile persons, and other persons who have non-hospitalization or higher-care needs. Most persons in this category can care for themselves but do not travel well or are not able to travel independently. Residents of hospitals and nursing homes are not counted among this group, since these facilities typically have planned for their own evacuation measures.

4.8.1 History

New Orleans is surrounded by river levees approximately 25 feet high along its southern boundary, and by hurricane protection levees about 15 feet high along the remaining boundaries. Much of the city is below sea level, with the northern part of the city as much as 5 feet below sea

level. The Hurricane Katrina disaster showed that many persons in New Orleans could not evacuate during a hurricane or other emergency event.

4.8.2 Costs Associated with Hurricane Evacuation

An estimated 6,000 persons of special needs were evacuated during Hurricane Gustav in 2008, according to Col. Terry J. Ebbert, formerly of the State Homeland Security office. The estimated cost to move the 6,000 persons was \$60 million for evacuation flights and associated evacuation operations. This constitutes an average estimated cost of \$10,000 dollars per special need evacuee.

4.8.3 Temporary Shelter/EOC Alternative Uses

Community support for an EOC/temporary hurricane shelter at the subject property increased during the public meetings held for this Project. As a result, the EOC/shelter concept was included for consideration in this study.

The concepts driving the placement of a temporary shelter at the NSA East Bank property are derived from the following:

- The NSA East Bank installation did not flood during Hurricane Katrina, and is on some of the highest ground in the city
- The site has easy access to rail lines should supplies need to be transported to the shelter
- The site has riverfront access, with dock facilities that could be used to move evacuees quickly and easily to awaiting ships should another “Katrina-type” storm event strike New Orleans and prevent their returning home
- An EOC/shelter use affords New Orleans the opportunity to manage major storms, rather than just survive them
- Potential evacuation costs savings for future storm events

NSA East Bank reuse alternatives 1 and 2, as presented to the public, have an EOC/temporary hurricane shelter use associated with their respective conceptual land use plans. They are outlined below.

Alternative 1 – An EOC and temporary hurricane shelter with the following associated space:

Floors 5 and 6 of Building 603 or 601

- 40,000 SF of warehouse space for dry goods, potable water, and other supplies
- 60,000 SF of EOC space for emergency management operations
- 100,000 SF of “dormitory” type space to temporarily house up to 2,000 special needs evacuees

Alternative 2 – An EOC and temporary hurricane shelter with the following associated space:

Floors 5 and 6 of Building 602 (parking garage with convertible use for storm events)

- 40,000 SF of warehouse space for dry goods, potable water, and other supplies
- 60,000 SF of EOC space for emergency management operations

- 100,000 SF of “dormitory” type space to temporarily house up to 2,000 special needs evacuees

This type of land use would be allowed under the “Mixed Use” districts proposed in this redevelopment plan.

4.9 TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS

An increase in daily trips to the NSA East Bank site is anticipated because of proposed redevelopment of the property. Daily trips may be less than when the installation was at peak activity in the past, but recent activity is diminished due to unit and activity realignments to other locations. Improvements to the existing transportation infrastructure network should be considered, especially with a new proposed cruise terminal adjacent to the site and proposed parking associated with redevelopment.

The three reuse alternatives for NSA East Bank include transportation infrastructure as part of the property reuse. Some factors taken into consideration as a result of public and agency input included:

- A local community request to keep any new traffic generated by any potential redevelopment off of already heavily-traveled local streets
- The need for an alternative traffic circulation pattern for any new development to originate from St. Claude Avenue, especially as it pertains to the proposed new cruise terminal (not on the proposed site)
- A desire by local residents for access and connectivity to the proposed reuse components on site

Several infrastructure improvements have been identified to serve the site and to satisfy requests by local neighborhoods to mitigate potential traffic impacts. These improvements are summarized below for each of the three reuse alternatives.

Alternative 1

- Re-establish Poland Avenue section from Dauphine Street south to Chartres Street
- Develop new grade-separated entry over NOPB tracks to the site from St. Claude Avenue to avoid the potential conflicts of an at-grade freight rail crossing

Refer to Figure 4-2: Redevelopment Alternative (Option) 1

Alternative 2

- Re-establish Poland Avenue section from Dauphine Street south to Chartres Street
- Develop new grade-separated entry over NOPB tracks to the site from St. Claude Avenue to avoid the potential conflicts of an at-grade freight rail crossing
- Extension of Chartres Street east to join the new extension off of St. Claude Avenue

Refer to Figure 4-3: Redevelopment Alternative (Option) 2

Alternative 3

- Re-establish Poland Avenue section from Dauphine Street south to Chartres Street
- Re-establish street grid
 - Extension of Chartres Street east to join the new extension off of St. Claude Avenue
 - Extension of Royal Street east to join the new extension off of St. Claude Avenue
 - Extension of Dauphine Street east to join the new extension off of St. Claude Avenue
 - Re-establish a segment of Kentucky Street south of the associated green space south to Chartres Street
- Develop new grade-separated entry over NOPB tracks to the site from St. Claude Avenue to avoid the potential conflicts of an at-grade freight rail crossing

Refer to Figure 4-4: Redevelopment Alternative (Option) 3

Transportation infrastructure improvements proposed for the recommended reuse plan are summarized in the following Reuse Plan section. These improvements incorporate appropriate elements of the improvements noted here.



Photograph 20: View of Poland Ave. as originally designed

4.10 BENEFIT TO THE COMMUNITY

This section summarizes the potential community benefits of the reuse and redevelopment of the NSA East Bank installation. Based on analysis conducted by the planning team, the benefits to the community are outlined below.

Public Safety – Under a mixed-use scenario, this element could include EOC operations, storage of emergency supplies and equipment, as well as short-term hurricane evacuation shelter for special needs persons and first-responders. The ability to shelter special needs persons would also provide an immediate savings in terms of evacuation and other associated costs.

Employment/Training Opportunities – These strategies include a use to house research and training for sustainable coastal environments and emergency management operations, but could also include other technology-related areas and possible partnering with the private sector and universities. This element would provide training for new and emerging markets as well as follow-on employment.

Neighborhood-level Retail – This use is envisioned primarily at ground level facing Poland Avenue and other major circulation arteries to support onsite development. The lack of local area retail and the slow recovery after Katrina makes this element very desirable to the local community.

Housing – The housing concept includes mixed-income condominium units or similar multi-family uses. This would provide for a new tax base for the City and attractive housing in a cohesive, community environment.

Parks and Open Space – These strategies include incorporation of park/open space, such as maintaining the existing, onsite active recreational area and possibly converting the parking lot outside the flood protection system to open space. This open space could be integrated into a riverfront park concept as proposed in the “Reinventing the Crescent” plan. Input from the local community indicates this would be a desirable effect of redevelopment and create green space in an area that currently lacks it.

Economic Stimulator – As a whole, the envisioned uses would also provide a new tax revenue stream to the City through property taxes.

SECTION FIVE RECOMMENDED REUSE/REDEVELOPMENT PLAN

5.1 INTRODUCTION

This section describes the recommended reuse plan for NSA East Bank. Reuse plan components include land use and circulation, necessary infrastructure investments, and implementation strategies. Key Project considerations include: established goals and objectives for the Project; land use and context of the surrounding community; stakeholder and public input from the community involvement process; market assessment and analysis; and evaluation of alternative reuse concepts.

5.2 LAND USE AND CIRCULATION

5.2.1 Land Use

The NSA East Bank site is currently zoned by the City for light industrial use. The LI zoning designation is inconsistent with the recommended reuse plan.

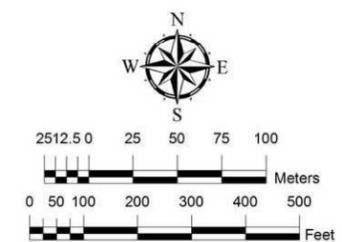
Land uses determined most appropriate and suitable for the NSA East Bank site based on the factors cited above include:

- Emergency management and operations support: This could include EOC operations, storage of emergency supplies and equipment, as well as a short-term hurricane evacuation shelter for special needs persons and first-responders.
- Technology and training facility: Strategies include housing research and training for sectors such as sustainable coastal communities, coastal restoration and protection, and emergency management operations; however, the recommended land use is flexible and could include other technology related areas. Redevelopment strategies also include possible partnering with the private sector and universities.
- Neighborhood retail: This is envisioned primarily at ground level facing Poland Avenue or other major circulation arteries, and will support onsite development.
- Multi-family residential: This concept includes mixed-income condominium units or similar multi-family uses.
- Park/open space: Strategies also include incorporation of park/open space such as maintaining the existing active recreational area and parade grounds currently onsite as well as possibly converting the parking lot outside the flood protection system to open space and integrating it into a riverfront park concept as proposed in the “Reinventing the Crescent” plan.

The specific programming of these uses onsite would be integrated, and appropriate in a mixed-use land use/zoning designation. Figure 5.1: Recommended Reuse Plan, illustrates the recommended reuse plan concept. While there are no current zoning designations to accommodate this mixed-use concept, this issue is due to be addressed in the ongoing City of New Orleans Land Use and Zoning Master Planning effort. Section 5.9 of this Reuse Plan discusses the framework for the potential mixed use zoning designation and likely process for incorporation into the current land use and zoning master planning effort.



SITE LOCATION MAP



Legend

- ByWater Point
- Transit Stop
- Railroads
- Pedestrian Circulation
- Multi-modal Circulation
- Mixed Use Developments
- Grade Separated Access
- NSA NOLA East Bank Plan Area
- Supportive Housing
- Parks & Open Space
- New Streets Option 1
- Proposed Open Space - Re-Inventing the Crescent

CLIENT: City of New Orleans, LA	LOCATION: Naval Support Activity New Orleans, LA East Bank New Orleans, LA
DATE: 22 January 2009	FILE: C:\Documents and Settings\Chris_Garcia\My Documents\NSA NOLA East Bank Redevelopment\NSA NOLA Land Use 22 Jan 2009.mxd
DESIGN: CJG	 200 Orchard Ridge Drive Gaithersburg, MD 20878
CHECKED: CJG	
SENIOR: SCL	
NSA NOLA - 003 Land Use / Redevelopment Plan NSA NOLA East Bank, New Orleans, LA	

Source: USGS

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Figure 5-1: Recommended Reuse Plan

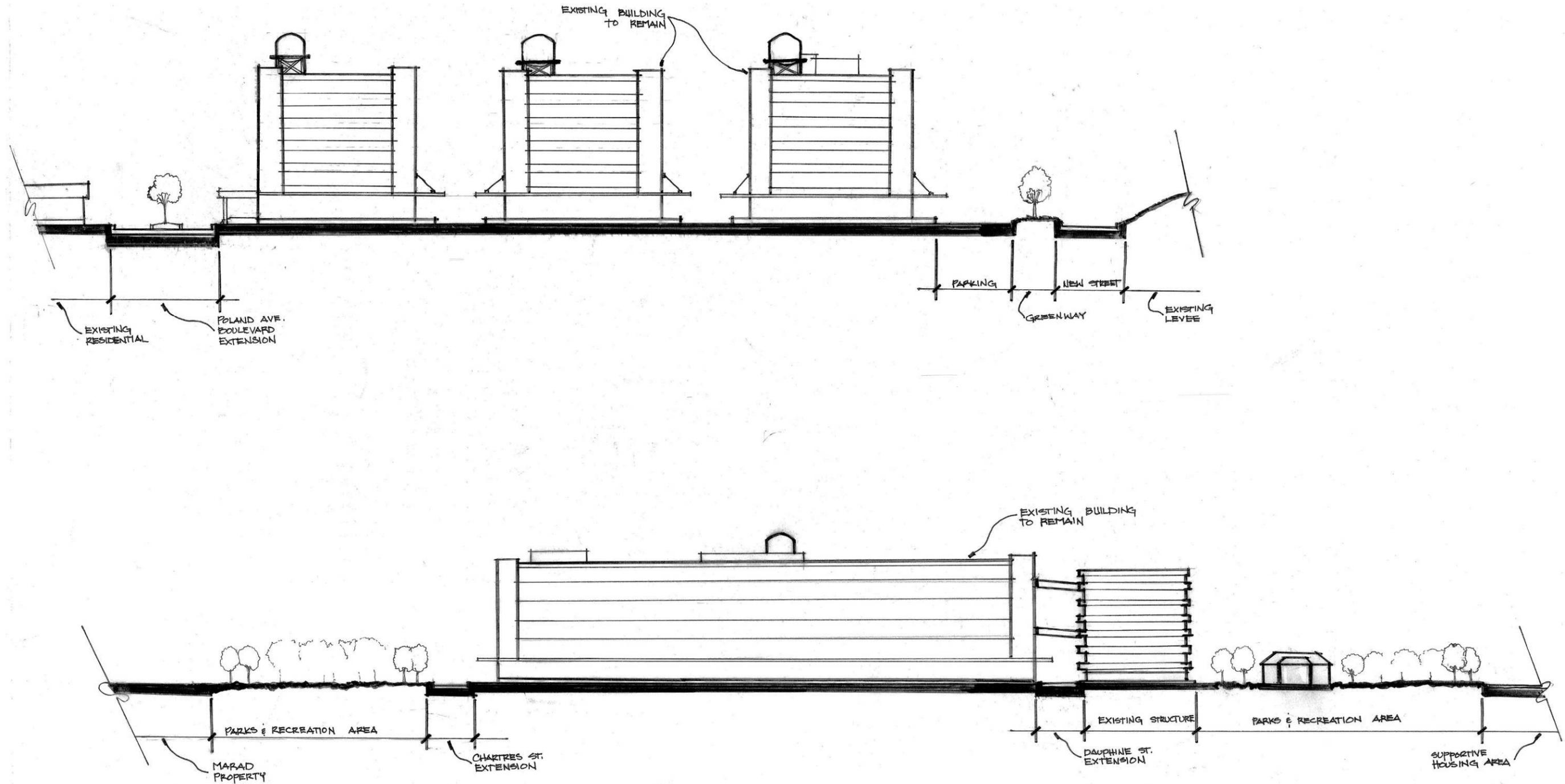


Figure 5-2: Site Section Sketches

NSA New Orleans East Bank Redevelopment Plan

Notes:

- 1 – New proposed grade separated access roadway
- 2 – New Supportive Housing development to contain 40 to 50 units with support space (office, mechanical, on-site manager living quarters, etc.)
- 3 – Rooftop garden / passive recreation space (Bldg. 601)
- 4 – Enhanced green space along existing levee currently used by pedestrians, to include enhanced vegetation and pedestrian walking paths
- 5 – New roadway(s) to support two-way traffic, typical
- 6 – Rooftop solar panel array (Bldg. 602) to sustain a portion of electrical needs on site
- 7 – Existing flood wall to remain
- 8 – ByWater Point Park, to include enhanced landscaping, water feature, monument/reflection space
- 9 – Active recreation / park space to be expanded; existing structures and green space to remain; green space to be reclaimed over existing parking areas
- 10 – Poland Ave., boulevard street section to be expanded south to Chartres St., closely resembling original street section
- 11 – Rooftop garden / passive recreation space (Bldg. 603)
- 12 – Existing NOPB Railroad Yard to remain
- 13 – New street access to proposed cruise terminal



Figure 5-3: Naval Support Activity New Orleans Redevelopment Plan Rendering

5.2.2 Circulation

Primary access to NSA East Bank is currently provided from Poland Avenue via St. Claude Avenue (LA 46). Poland Avenue is a boulevard section north of the NSA East Bank, and historically this boulevard section extended to Chartres Street.

Consideration should be given to re-establishing the boulevard section of Poland Avenue to Chartres Street as it historically existed. An additional key feature of the recommended land use and circulation plan would include development of an entrance from St. Claude Avenue (LA 46) with grade separation over the New Orleans Public Belt Railroad tracks along the northeast side of the NSA East Bank. This would provide the following benefits:

- Improve safety and access to NSA East Bank by eliminating delays associated with at-grade train crossings and reducing the potential for vehicular/rail conflicts
- Reduce traffic flow through neighborhood streets, specifically commercial vehicles, associated with the site redevelopment and proposed cruise terminal. This traffic would not have to traverse through already stressed local neighborhood streets, such as Poland Avenue, Chartres Street, and Dauphine Street, to access NSA East Bank and proposed cruise terminal.

Other potential vehicular circulation improvements include extending Dauphine Street and Chartres Street eastward to allow connectivity to the proposed new roadway along the eastern side of the site.

5.2.3 Transit, Bike, and Pedestrian Circulation

The urban character of the NSA East Bank and numerous comments received during the public and stakeholder participation process support integration of transit service, as well as bike and pedestrian facilities, as an important component of the overall redevelopment process.

No specific transit improvement plan has been approved or funded, although improved transit service initiatives are currently being studied by other agencies. Bus transit service is well established within the community, and transit stations should be integrated into the overall redevelopment project, consistent with existing or improved transit service initiatives. Potential transit station locations include Chartres Street at Poland Avenue and Dauphine Street at Poland Avenue, near the entrance to NSA East Bank.

Bike and pedestrian improvements along Poland Avenue and throughout the NSA East Bank should also be considered to provide bike and pedestrian-friendly access to any planned transit stations, parks/open space, and through the flood gate in the southeast quadrant of the site, to planned and potential riverfront parks associated with the “Reinventing the Crescent” program. Connectivity to the existing bikeway along Chartres Street and implementation of a bikeway along the Poland Avenue boulevard extension should also be considered, as well as transit stations and onsite secure bike storage.

5.3 OTHER KEY CONSIDERATIONS RELATIVE TO LAND USE AND SITE DEVELOPMENT

5.3.1 Support of Proposed Cruise Terminal

Any recommended redevelopment plan should consider reasonable accommodation for supporting uses such as parking and retail uses for the proposed Port of New Orleans cruise terminal to be located on the upriver half of the Poland Avenue Wharf. The existing parking garage located in Building 602 should be considered for supporting this adjacent proposed development.



Photograph 21: View of existing parking usage within Building 602



Photograph 22: View of Building 601 and Building 602 with the attached parking structure

5.3.2 Historic Preservation

NSA East Bank is dominated by three main structures and is located in the East Bank Historic District (ECPR 2007). Buildings 601 and 602, along with an above-ground storage tank located on Building 603, have been determined to be potentially eligible for the National Register of Historic Places (NRHP). There is strong support for historic preservation on the NSA East Bank within the local community. Clear support was voiced for preservation of all or a significant portion of the three primary structures that dominate the NSA East Bank. The recommended reuse plan is flexible, and a concept of complete or partial preservation of Buildings 601, 602, and 603 can be integrated into the actual redevelopment.



Photograph 23: View of Building 602 with façade coverings removed and anchoring system exposed; Note: repair and restoration may be necessary to maintain original building architectural integrity

Photograph 24: View of Building 601 fenestrations, window divisions and façade coverings Note: repair and restoration may be necessary to maintain original building architectural integrity



5.3.3 Scale

The concept of scale relevant to the context of the surrounding community was voiced numerous times during the public participation process. Key concepts that should be integrated into the recommended land use plan include:

- Development of a pedestrian-scale façade along Poland Avenue
- Minimizing heights above the existing building height
- Maintaining lower or existing heights along Poland Avenue or adjacent to existing residential neighborhoods
- Concentrating any potential future additional building heights in the far southeast corner of the NSA East Bank, away from neighborhood-scale existing development



Photograph 25: View of east façade of building 601 and adjacent parking area; Note the relative scale of buildings to vehicles in this photograph

Photograph 26: View of duplex and single family residential structure along Poland Ave., immediately west of Building 603; Note the relative scale of buildings to vehicles in this photograph

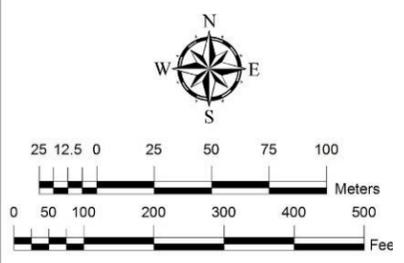


5.3.4 Viewsheds

The existing structures provide extraordinary views of the Mississippi River and downtown New Orleans at the Crescent of the River. Any residential development should attempt to take advantage of these viewsheds.



SITE LOCATION MAP



Legend

- Parcel Lines
- Downtown New Orleans Building Footprints

CLIENT: City Of New Orleans, LA	LOCATION: Naval Support Activity New Orleans, LA East Bank New Orleans, LA
DATE: 04 February 2009	FILE: C:\Documents and Settings\Chris_Gercia\My Documents\NSA NOLA East Bank\Redevelopment\NSA NOLA East Bank Positive Negative Space.mxd
DESIGN: CJG	 200 Orchard Ridge Drive Gaithersburg, MD 20878
CHECKED: CJG	
SENIOR: DVH	

NSA NOLA - 007
Positive / Negative
Space Analysis
NSA NOLA East Bank,
New Orleans, LA

Source: Citigroup
 This imagery was provided by the United States Geological Survey, Office of Research and Development, Earth Resources Laboratory, 3140 Central Expressway, Santa Barbara, CA 93106. The imagery is provided as a courtesy and is not intended for use in any other manner. The imagery is provided as a courtesy and is not intended for use in any other manner. The imagery is provided as a courtesy and is not intended for use in any other manner.

Source: Citigroup
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Figure 5-4: Positive Negative Space Analysis

5.3.5 “Reinventing the Crescent” Connectivity to Riverfront/Upriver Linear Park Concept

This previous planning effort, conducted by others, envisioned linear parks along the Mississippi River. According to this study, providing connectivity to the river can be achieved with a continuity of existing riverfront park/open space development downriver to the Marigny and Bywater neighborhoods in the NSA East Bank.

Site-specific development should consider incorporation of bike and pedestrian connectivity through the flood gate in the southeast corner of the NSA East Bank to the riverfront area and planned park open space associated with the “Reinventing the Crescent” program.

5.4 REUSE/REDEVELOPMENT ACTION PLAN AND IMPLEMENTATION

The City, through NOATF will undertake several actions to implement its planned redevelopment of NSA East Bank. Near-term action items for the LRA include:

- Submission of the LRA’s Homeless Assistance Plan to HUD for review and approval
- HUD approval of the LRA’s Homeless Assistance Plan and Reuse Plan
- Determining sources of funding to support the LRA’s implementation of its Reuse Plan
- Preparation and submission of the LRA’s EDC application for conveyance of NSA East Bank
- Resolution of environmental issues
- Securing a master developer for the NSA East Bank property
- Navy approval of the EDC application and conveyance of NSA East Bank to the LRA

Most of these issues will have to be addressed in coordination with BRAC and DOD officials. The following sections provide more insight into several of these key near-term action items. In particular, Section 5.7 details the LRA’s choice of an EDC as the property conveyance mechanism for NSA East Bank.

5.5 CAPITAL IMPROVEMENT PLAN, INCLUDING INFRASTRUCTURE REQUIREMENTS AND CONSTRAINTS

The City needs to consider key capital investments to modify and improve the existing infrastructure to support the proposed Reuse Plan. Fortunately, the NSA East Bank site already has good supporting infrastructure relevant to the proposed Reuse/Redevelopment Plan. However, the site needs improvements to site access and circulation, and associated utility improvements, for successful reuse.

The key capital investments include: development of new grade-separated access over the NOPB railroad tracks from St. Claude Avenue along the eastern perimeter of the site, extension of the Poland Avenue boulevard section from Dauphine to Chartres Street, development of new sewer lift station capacity, internal site circulation improvements for the extension of Dauphine to the

new access road on the eastern perimeter of the site, and development of open space/park designated areas.

Table 5-1 below lists the key capital improvements and associated costs.

Table 5-1: Capital Improvement Plan

Capital Improvement	Estimated Order of Magnitude Cost
New grade-separated access roadway from St. Claude Avenue	\$11 million
Extension of Poland Avenue boulevard to Chartres Street	\$750,000
New sewer pump station	\$500,000
Improved transit station	\$250,000
Open space/park improvements	\$1.2 million

5.6 FUNDING PLAN OUTLINING SOURCES OF FUNDING AND INVESTMENT REQUIREMENTS

5.6.1 Sources of Funding

5.6.1.1 *Special Targeted Industry Area*

The NSA East Bank should be designated as a “Special Targeted Industry Area” in order to capture State New Market Tax Credits (NMTC). Under the NMTC program, targeted industries such as base closures and established applicable uses, including market housing and retail combined within the project, are able to increase the cap from \$5 million to \$15 million in Qualified Equity Investment (available credits). This designation will require State legislation. The City will be the lead agency for obtaining this designation and administering the Special Targeted Industry Area.

5.6.1.2 *Special Redevelopment District*

The NSA East Bank should be established as a “Special Redevelopment District” in order to harness Federal, State, and local tax increments. This would require State and Federal legislation as applicable. The City will be the lead agency for establishing and administering the Special Redevelopment District.

There is already a State precedent for this recommended action: the redevelopment of England Air Force Base in Alexandria, LA. The base was converted into housing, a golf course, the Union Tank Car Facility, retail, and advanced manufacturing uses. The England Industrial Airpark is recognized as one of the most successful base reuses in the country. The State is investing approximately \$8 million to upgrade the golf course and build a regional conference center (Office of the Secretary of Defense, Office of Economic Adjustment, *Base Reuse Success Stories*, undated).

5.6.1.3 *Economic Development District / Community Development District*

The NSA East Bank should be designated by the City as an “Economic Development District/Community Development District” (EDD/CDD) in order to harness local sales and property tax

increments, coupled with a State match. The City will be the lead agency for establishing and administering the EDD/CDD.

5.6.1.4 Special State Quality Jobs Area

The project area should be designated as a “Special State Quality Jobs Area.” This designation would harness 6 percent of personal payroll taxes for 10 years within the designated area, to be applied towards development subsidies. This will require State legislation or a Cooperative Endeavor Agreement (CEA) with the Louisiana Department of the Treasury. The City will be the lead agency for administering the Special State Quality Jobs Area. The City must provide for an annual financial report if the amount of State governmental funds received under a CEA is greater than \$50,000.

5.6.1.5 Federal New Market Tax Credits Census Tract

The City should market the NSA East Bank’s existing designation as Federal NMTC Census Tract. The NMTC program is a Federal tax credit program designed to generate private-sector capital investment in low-income areas. The program permits individual and corporate taxpayers to receive credit against their Federal income taxes for making qualified equity investments in projects that finance community development, stimulate economic growth, and create jobs.

5.6.1.6 Gulf Opportunity Bonds

The City should set aside an appropriate portion of its \$1.2 billion in tax-free Gulf Opportunity (GO) Bonds to provide funding for implementing the approved reuse plan. The amount of funding provided by the GO Bonds will be determined following official adoption of the Reuse Plan.

5.6.2 Investment Requirements

Because financial markets are currently experiencing difficulties, it will take diligence and perseverance for the City to implement the reuse plan for the NSA East Bank property.

5.6.2.1 City Investment

Modernizing or expanding infrastructure in and around NSA East Bank is an investment that can attract real estate development, promote business opportunities and job creation, and generate tax revenues. Financing through City- or LRA-generated revenue may not cover the total cost of the infrastructure projects supporting the reuse plan implementation, although the public infrastructure serving the property is characterized as adequate for the proposed reuse plan. The City could issue municipal bonds to immediately borrow the capital needed, and repay the loan with general or specified revenues over an extended period. The funding sources addressed in Section 5.6.1 above could be applied to retire any needed bonds. LRA-issued real estate revenue bonds and tax-increment bonds could be used to finance public infrastructure projects such as transportation improvements and utility upgrades.

5.6.2.2 Private Investment

The City should partner with a master developer for implementing the Reuse Plan. A skilled development team will provide the City with investment acumen, established financial networks,

and a proven record of accomplishment in successful real estate projects. Teaming with a master developer allows the City to focus on the uniquely government aspects of plan implementation with a few key staff, while the developer provides the means to attract and secure the private investment interest needed to achieve the reuse goals and objectives.

5.6.2.3 *Federal and State Investment*

Federal conveyance of the NSA East Bank property to the City represents a significant investment in the Greater New Orleans area. Other State and Federal investment can also support implementation of the reuse plan.

The U.S. Department of Commerce, Economic Development Administration, has Public Works and Economic Adjustment Grants Programs that award competitive grants to help economically distressed communities plan and implement infrastructure improvement projects to promote economic development and generate long-term investment. The Economic Development Administration can also make credit enhancement grants to fund multi-year debt service reserves or subsidized interest accounts for LRA bonds. The City should review all potential Federal investment opportunities for reuse of NSA East Bank.

State investment will continue to be coordinated by NOATF.

5.7 PROPERTY DISPOSAL/CONVEYANCE STRATEGY

Introduction

The Base Realignment and Closure Act of 1990, as amended and the Federal Property and Administrative Services Act of 1949, as amended, provide the framework for the transfer and disposal of military installations closed during the BRAC process

The process first requires screening to determine if other DoD branches or Federal agencies have a need for the property. In the event that property is not transferred in this manner, it is deemed surplus and may be disposed of pursuant to other authorities. Compliance with these disposal authorities generally requires homeless assistance screening and public benefit transfer analysis. DoD is required to take into consideration multiple factors in determining which authority to use, but would appear to be ultimately responsible for making the final determinations. Public auctions and negotiated sales are generally available, although it would appear that fair market value must generally be obtained under these authorities. EDCs may be authorized as well, which may be made for no consideration, contingent upon certain conditions of transfer.

Conveyances

There are several different methods of conveyance of BRAC properties. They are described below.

Typical BRAC conveyances:

- **Public Sale.** The Federal Property and Administrative Services Act of 1949, as amended, provides for the public bid sale of surplus property not otherwise disposed of through negotiated sales to public agencies or other public benefit conveyances. Public bid sales can be conducted either (1) through the submission of a “sealed bid” at a designated time and date or (2) by a public auction announced in advance in the public

media. Generally, public bid sales now take place through the internet and focus on properties with commercial, office or residential uses, and sales are made without deed restrictions related to use (other than for environmental conditions). The federal disposal agency is obligated by the Federal Property Management Regulations to seek zoning information from the affected local jurisdiction and to include this zoning information in all public releases concerning the bid sale. Eventual purchasers must comply with these zoning requirements.

- **Public Benefit Conveyance.** This method is used primarily to transfer the property for State and local government uses, usually at little or no cost and sponsored by a Federal agency. This conveyance method represented around 18 percent of BRAC conveyances completed from 1988-1995.
- **Economic Development Conveyance.** This type of conveyance shifts property to an LRA to promote job creation and other economic development activities. Under the original legislation, this type of conveyance was implemented at fair-market value, except in rural areas where it was conveyed at no cost. Under the *National Defense Authorization Act for Fiscal Year 2000*, all conveyances of this type were required to be conducted at no cost. However, the *National Defense Authorization Act for Fiscal Year 2002* changed this requirement into an elective matter for the DoD, although for 2005 closures the DoD is required to seek fair market value. This change covered bases closed during the initial four closure rounds (1988, 1991, 1993 and 1995) as well as the 2005 round.
- **Conservation Conveyance.** Initiated in 2003, this conveyance method transfers ownership of base property to certified conservation groups. This conveyance represents about 22 percent of conveyances.
- **Other Conveyances.** This type of conveyance includes land swaps with other Federal agencies, lease termination of base property owned by a land owner, or special sales or legislation. This conveyance method represents only about 4 percent of all BRAC conveyances.

Conveyance Strategy for NSA East Bank

Utilizing the NSA East Bank site location and existing infrastructure, the LRA recommends the creation of a Mixed Use District that would allow for economic development uses on the site, including technology and training facilities for job creation. Given current market conditions and the lingering effects of Hurricane Katrina on the regional economy, the LRA has concluded that its plan for job-production at the Mixed Use District is within the scope of the EDC authority granted under the Defense Base Closure and Realignment Act of 1990 (P.L. 101-510), as amended. Under this EDC authority, the Navy may convey surplus real and personal property located at NSA East bank to the City for job-producing purposes. As the Federally recognized LRA for NSA East Bank, the City is the only entity able to receive the base property under an EDC.

An EDC will provide the City the opportunity to negotiate with the Navy for site-specific terms and conditions tailored to permit successful reuse of NSA East Bank. An economically viable EDC is one in which the land and facilities obtained by the LRA are greater in value than the costs that will be incurred by the LRA for infrastructure improvements. Because NSA East Bank

was approved for closure or realignment after January 1, 2005, the Navy must seek to obtain consideration equal to the fair market value of the transferred property when undertaking the EDC. However, in certain instances, the consideration for the base property under an EDC can be for less than the fair market value, if (i) the City agrees that the proceeds of sale or lease of the property received during the first seven (7) years after conveyance will be used to support the economic redevelopment of NSA East Bank, and (ii) the City agrees to take title to the property within a reasonable time after the Navy makes its surplus determinations.

Therefore, the LRA will apply to the Navy for an EDC transfer of the NSA East Bank site. Under an EDC transfer, the City must undertake the following type of activities to satisfy the requirement that the proceeds from the sale or lease of the property support the economic redevelopment of the installation:

- Road construction and public buildings.
- Transportation management facilities.
- Storm and sanitary sewer construction.
- Police and fire protection facilities and other public facilities.
- Utility construction.
- Building rehabilitation.
- Historic property preservation.
- Pollution prevention equipment or facilities.
- Demolition.
- Disposal of hazardous materials generated by demolition.
- Landscaping, grading, and other site or public improvements
- Planning for or the marketing of the development and reuse of the installation.

After adoption of the Reuse Plan, the City must submit a comprehensive application to the Navy to obtain the EDC. The City's application will include, at a minimum, the following information related to its plan for use of NSA East Bank:

- A detailed business/operational plan for developing NSA East Bank, along with a marketing plan.
- Local investment and proposed financing strategies.
- A projection of the number of jobs the property will generate.
- An explanation why other, more preferred methods of conveyance, such as a public benefit conveyance or a negotiated sale, will not serve the City's purpose.
- An explanation why discount price terms are needed to implement the base reuse plan.
- The proposed price and payment terms.

In reviewing the EDC application, the Navy will consider the following factors, among others:

- Adverse economic impact of closure or realignment on the region and potential for economic recovery through an EDC.
- Extent of short- and long-term job generation.
- Consistency with the entire redevelopment plan.
- Financial feasibility of the development, including market analysis and need and extent of proposed infrastructure and other investments.
- Extent of state and local investment, level of risk incurred, and the City's ability to implement the plan.
- Current local and regional real estate market conditions.
- Incorporation of other Federal agency interests and concerns, and applicability of, and conflicts with, other Federal surplus property disposal authorities.
- Relationship to the overall Navy disposal plan for NSA East Bank.
- Economic benefit to the Navy, including protection and maintenance cost savings and anticipated consideration from the transfer.

If the Navy approves the City's EDC application, the Navy and the City will negotiate an EDC conveyance agreement. The required conditions of this EDC conveyance agreement include: (i) the City must submit annual financial statements certified by independent public accountants, which cover its use of proceeds from the sale, lease or related use of the NSA East Bank property; and (ii) the Navy will be able to recoup any such proceeds that City does not use for economic development for at least the first seven (7) years after the property is conveyed, and possibly longer.

5.8 REVIEW ENVIRONMENTAL REMEDIATION REQUIREMENTS AND THE IMPACT ON DEVELOPMENT PHASING

5.8.1 Review of Environmental Remediation Requirements and the Impact on Development Phasing

According to the Final ECPR for NSA New Orleans (ECPR 2007), many of the buildings on the station were found to contain both ACM and LBP.

The U.S. Environmental Protection Agency (EPA) regulates the remediation of ACM and LBP by prescribing certain safety standards for removal and disposal of the affected material.

A thorough analysis of all buildings on station will have to be conducted so that remediation can be carried out before demolition or renovation can begin.

A preliminary estimated cost of remediation was prepared and found to be approximately \$3 million. This cost is subject to change should any additional hazardous materials be identified. Remediation must occur before renovation or demolition, and could possibly delay redevelopment.

It should be noted that at the time of the writing of this Reuse Plan, a bill has been introduced in Congress that would compel DoD to complete remediation prior to conveyance of the property to

the LRA. Should this bill be enacted into law, there would be no impact on development phasing since all identified hazardous material will have been remediated.

5.9 ZONING POLICIES

5.9.1 Introduction

The NSA East Bank is located on some of the highest land in New Orleans, often referred to as the Mississippi River's "natural levee." The property is situated behind a floodwall and has never flooded in the city's modern history. Further evidence of the safety of the site is community support for the proposal to include emergency preparedness and storage facilities in the recommended reuse plan. The EOC reuse component could be located within one or more of the existing NSA East Bank structures. Due to the property's location, the NSA East Bank does not require special zoning or compliance with hazard mitigation guidelines.

5.9.2 Hurricane Standards

In 2005, the Louisiana Legislature mandated that all parishes in the State use the International Codes, or I-Codes, that were developed by the International Code Council. The I-Codes adopted by the legislature include the International Building Code (IBC), International Existing Buildings Code (IEBC), International Residential Code (IRC), International Mechanical Code (IMC), and the International Fuel Gas Code (IFGC). The bill applies to buildings rebuilt in the wake of Hurricanes Katrina and Rita, and to all buildings built or rebuilt statewide starting in 2007. There is no State requirement to comply with the I-Codes for any of the proposed redevelopment reusing existing facilities on site.

5.9.3 Coastal Zone Management

The U.S. Congress recognized the importance of meeting the challenge of continued growth in the U.S. coastal zone by passing the Coastal Zone Management Act (CZMA) in 1972. The Act, administered by NOAA's Office of Ocean and Coastal Resource Management (OCRM), provides for management of the Nation's coastal resources and balances economic development with environmental conservation. Orleans Parish is entirely within Louisiana's Coastal Zone boundaries, and thus the NSA East Bank is subject to provisions of the Louisiana Coastal Resources Management Act. The State act implements CZMA and requires a coastal use permit for certain types of uses deemed to be of "state or local concern," such as dredging or pipeline-related projects. The recommended reuse plan does not propose any such uses, and would not require permits or other special action for Federal and State regulatory compliance.

5.9.4 Flood Management

Flood zones are areas identified by the Federal Emergency Management Agency (FEMA) for use in the National Flood Insurance Program (NFIP). Each flood zone describes a land area in terms of its risk of flooding. The NSA East Bank is located in a "B" flood zone, which means the property is above base elevation and there is no requirement to carry flood insurance. Further, no flood mitigation action is required for the structures on the NSA East Bank.

5.9.5 Conclusion

In sum, the [NSA East Bank](#) is located on land protected by the most reliable flood protection systems (including floodwalls, floodgates, and the main levee system of the U.S. Army Corps of Engineers along the Mississippi River) and the highest land elevation located in the City. Accordingly, and because no proposals are being made to significantly alter the functions on the site, there is no requirement for special hazard mitigation action, permitting, or zoning.

APPENDIX A
PROJECT SCOPE OF WORK

NSA East Bank Redevelopment Plan - Scope of Services

Regional and Community Goals and Objectives

Since Hurricane Katrina, the City of New Orleans and its many neighborhoods have created numerous planning documents relative to the Recovery of the City. The Consultant shall be familiar with all the City plans, the District plans, and the Neighborhood plans generated for the vicinity within the NSA New Orleans “East Bank” site. These plans include, but are not limited to the Bring Back New Orleans Plan, the Unified New Orleans Plan, the Lambert Plan and the Reinventing the Crescent Plan.

Using these plans as a base, the consultant shall develop a program to evaluate community goals for the future as they relate to the potential reuse and redevelopment of the base and how it shall be developed. Community objectives and land use priorities should be studied to determine the use(s) of the base property that will maximize benefits to the region and its citizens. Integral to this program will be the review of Notices of Interest from State and local governments, representatives of the homeless, and other interested parties and complying with applicable laws.

The Consultant shall develop a public participation program to ascertain and insure overall community participation in the reuse planning effort utilizing interviews and public meetings to solicit input. As part of this effort, the consultant should provide a proposed program and schedule for ensuring broad based public participation and input to the reuse planning process including presentations of the final product.

Data Collection and Analysis

Utilities, Personal Property Inventory, Environmental Analysis

Working with existing Navy data as a starting point, not to duplicate information provided by the service, create a thorough Utilities Inventory and Analysis for the wide variety of utility systems found throughout the base, including, but not limited to, water and sewer systems, gas and electric systems, and telecommunications systems. Respondent should review the Environmental Condition of Property Report prepared by the Department of the Navy and any other reports relative to the site prepared by a military department, the City of New Orleans, or the State of Louisiana.

Regional Economic Profile and Market Analysis

The consultant shall collect, analyze and evaluate the following, utilizing all existing and readily available data, studies and reports that pertain to the socio-economic and market conditions in the region surrounding NSA New Orleans “East Bank”. This regional analysis should include the following items:

- Population demographics
- Economic status
- Residential characteristics
- Transportation/Access

- Employment data and workforce skills
- Major employers
- Recreational facilities
- Industry types

Data Collection and Analysis, continued

The data review should result in an initial analysis of the strengths, weaknesses, opportunities and threats (S.W.O.T.) as they relate to the social and economic conditions in the region and market conditions impacting various redevelopment scenarios. It will determine economic needs and trends. The study will provide a baseline market forecast which outlines strategic development opportunities, unique assets, and potentially suitable industrial sectors and determine the local, regional and national context of opportunities.

Alternative Reuse Strategies

The consultant shall prepare at a minimum three (3) reuse/redevelopment alternatives based upon the results of the data collection and analyses, community reuse goals and objectives, and the redevelopment potential for the existing facilities and undeveloped areas. Provide a baseline market forecast which outlines strategic development opportunities, unique assets and liabilities, potentially suitable land parcels and determine the local, regional and national context of opportunities and constituents. The option would incorporate the development constraints, as well as the land use and community compatibility constraints of adjacent land uses, particularly the existing land uses surrounding the base. The components of the plan shall consider and include:

- Cost-benefit analysis
- Job creation
- Tax revenue generation
- Impacts to adjoining land uses
- Land use and zoning requirements
- Environmental conditions, geological constraints, historic and arch. conditions
- Infrastructure demand
- Benefit to the community
- Financial feasibility and economic viability
- After review and input from the NOATF and the public, the consultant shall be responsible for developing one (1) recommended plan.

Recommended Reuse/Redevelopment Plan

The consultant shall prepare one (1) recommended reuse plan based upon the findings outlined above and as determined by the NOATF. Components of the plan shall include:

- General land use and circulation plan

- Develop action/implementation plan
- Capital improvement plan, including infrastructure requirements & constraints
- Funding plan outlining investment requirements and sources of funding
- Property Disposal Strategy
- Review environmental remediation requirements and the impact on development phasing
- Zoning policies and regulations including new hurricane standards, coastal zone management, flood management

Contractor shall cooperate with City and any other contractors providing services to City as needed.

APPENDIX B
PUBLIC INVOLVEMENT PROGRAM

Naval Support Activity East Bank Facility Redevelopment and Reuse Plan

Public Involvement Program

Broad-based community support for the redevelopment of the NSA East Bank facility will be achieved by directly involving stakeholders and “vesting” them in the planning process. The following tools/techniques will be utilized to achieve a successful program consistent with the goals of NOATF.

1. Project Web site – A dedicated project Web site is under construction. The Web site will include:
 - Project overview, schedule
 - Meeting notices
 - Fact sheets
 - Comment center/sign-up for meeting notices
 - Draft documents
 - Project team information
2. Public Meetings/Forums – The team has outlined three public meetings at key milestones during the planning process as follows:
 - November 17, 2008 – Information-style meeting utilizing “information stations” and a specific time for a presentation introducing the project. The overall objective of this first public meeting is to introduce the project to the general public, including the scope and schedule, and to ascertain the public’s view of key issues and vision of the redevelopment of the facility. Additionally, a simple survey soliciting stakeholder input on their vision for redevelopment of the facility will be available.
 - December 15, 2008 – At this public meeting, participants will be provided the results of the SWOTS analysis and market analysis, as well as three conceptual alternatives for redevelopment. The primary objective of this meeting is to gain input from the public on their preferred redevelopment alternative, which will be considered in a subsequent meeting/workshop with NOATF.
 - January 15, 2008 – This final public meeting will present the preferred redevelopment plan and implementation strategy. This meeting will follow a meeting/workshop with NOATF in which their preferred alternative will be recommended for approval by the New Orleans City Council and Mayor.

All three of the public meetings will be held at NOCCA.

3. Database of Stakeholders – A living database of neighborhood organizations, individuals, elected officials, and public officials is being built to notify all stakeholders of public meetings, and document availability and project milestones. Additionally, the database includes umbrella organizations such as City-Works, Neighborhoods Partnership Network, and semi-public organizations that have an interest in the project (e.g., PRC, NTHP). Sign-in sheets will be available at all public meetings and the Web site will have a sign-up section.
4. Media Relations – Tools will include press releases, press kits, and media briefings at key milestones during the planning process.
5. Neighborhood Organization Briefings/Presentations – The project team will make itself available to give presentations upon request to the extent possible during the project.

APPENDIX C
PUBLIC MEETING NOTICES

NAVAL SUPPORT ACTIVITY (NSA)



EAST BANK FACILITY REDEVELOPMENT & REUSE PLAN

About the Naval Support Activity (NSA) East Bank Facility:

- Site comprises 25.33 acres of land
- Three main buildings each six stories tall
- 48 buildings total containing 1.6 million square feet
- 1 million square feet of conditioned office space
- 1,800 parking spaces
- Recreational facilities include a track, two basketball courts, a tennis court, a volleyball pit, three racquetball courts and ground recreation field

History of the Naval Support (NSA) East Bank Facility:

The land and the three main buildings were originally developed in June of 1919 for use as a general depot during World War I. The buildings were used by the U. S. Army Quartermaster Corps until February 1931 when two of the three main buildings were leased to the Board of Commissioners of the Port of New Orleans.

During World War II, the official station title became the New Orleans Port of Embarkation. In 1955, it was known as the New Orleans Army Terminal and in 1965 the name was changed to the New Orleans Army Base. In 1966, it was transferred to the United States Navy and designated the Naval Support Activity to reflect the changing mission of the station (Navy 2007b).

In 2006, the facility was declared surplus under the Base Realignment and Closure Act (BRAC) of 2005.

PUBLIC INFORMATION MEETING

WHEN: Monday, November 17, 2008
6:30 pm – 8:30 pm

WHERE: New Orleans Center for Creative Arts (NOCCA)/ Riverfront
Ellis Marsalis Jazz Studio
2800 Chartres Street

WHO: All interested citizens, business owners, stakeholders and community group representatives.

WHY: The Naval Support Activity (NSA) New Orleans Advisory Task Force (NOATF) is charged with preparing a comprehensive plan for the redevelopment of the facility. The plan will be based on community input. The NOATF needs your help!

AGENDA: 6:30 pm Open House
7:15 pm Project Presentation
7:45 pm Open House
8:30 pm Adjourn

Meeting facilities are handicapped accessible. Please advise of any specific accommodations required to facilitate your participation by contacting Karen Fernandez at 504-483-7801 or karen@fernandezplans.com

NAVAL SUPPORT ACTIVITY (NSA)



EAST BANK FACILITY REDEVELOPMENT & REUSE PLAN

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- WHEN:** Monday, December 15, 2008
6:30 pm – 8:30 pm
- WHERE:** New Orleans Center for Creative Arts (NOCCA)/ Riverfront
Ellis Marsalis Jazz Studio
2800 Chartres Street
- WHO:** All interested citizens, business owners, stakeholders and community group representatives.
- WHY:** The Naval Support Activity (NSA) New Orleans Advisory Task Force (NOATF) is charged with preparing a comprehensive plan for the redevelopment of the facility. The plan will be based on community input. The NOATF needs your help!
- AGENDA:** 6:30 pm Open House
7:15 pm Concept Alternatives Presentation
7:45 pm Open House & Consultation with Project Staff
8:30 pm Adjourn

Meeting facilities are handicapped accessible. Please advise of any specific accommodations required to facilitate your participation by contacting Karen Fernandez at 504-483-7801 or karen@fernandezplans.com

NAVAL SUPPORT ACTIVITY (NSA)



EAST BANK FACILITY REDEVELOPMENT & REUSE PLAN

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During World War II, the official station title became the New Orleans Port of Embarkation. In 1955, it was known as the New Orleans Army Terminal and in 1965 the name was changed to the New Orleans Army Base. In 1966, it was transferred to the United States Navy and designated the Naval Support Activity to reflect the changing mission of the station (Navy 2007b).

In 2006, the facility was declared surplus under the Base Realignment and Closure Act (BRAC) of 2005.

PUBLIC INFORMATION MEETING

WHEN: Monday, January 12, 2009
6:30 pm – 8:30 pm

WHERE: New Orleans Center for Creative Arts (NOCCA)/ Riverfront
Ellis Marsalis Jazz Studio
2800 Chartres Street

WHO: All interested citizens, business owners, stakeholders and community group representatives.

WHY: The Naval Support Activity (NSA) New Orleans Advisory Task Force (NOATF) is charged with preparing a comprehensive plan for the redevelopment of the facility. The plan will be based on community input. The NOATF needs your help!

AGENDA: 6:30 pm Open House
7:15 pm Presentation
7:45 pm Questions & Answers
8:30 pm Adjourn

Visit www.nsaeb.com for more information.

Meeting facilities are handicapped accessible. Please advise of any specific accommodations required to facilitate your participation by contacting Karen Fernandez at 504-483-7801 or karen@fernandezplans.com

APPENDIX D
PUBLIC TOUR PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 1	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 2	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	 An aerial photograph showing two large, multi-story concrete buildings with many windows. The buildings are situated on a flat area with some greenery and a paved area in between. The sky is clear and blue.
DISK #: 1	
PHOTO #: 3	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	 A close-up photograph of the side of a large, multi-story concrete building. The building has many windows and a prominent vertical pipe or structure running along its side. The sky is clear and blue.
DISK #: 1	
PHOTO #: 4	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 5	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 6	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 7	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 8	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 9	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 10	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 11	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 12	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 13	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 14	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 15	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 16	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 17	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 18	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 19	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 20	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 21	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 22	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 23	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 24	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 25	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 26	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 27	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 28	

PHOTOGRAPHIC LOG

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 29	

DATE: 12 JAN 09	JOB #: 10001590
TAKEN BY: KF	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 30	

APPENDIX E
PUBLIC MEETING PARTICIPANTS

NAVAL SUPPORT ACTIVITY EAST BANK FACILITY REDEVELOPMENT AND REUSE PLAN
Public Meetings Participants

Meeting Attendance	Last Name	First Name	Affiliation	Address	City	State	Zip
December 15, 2008	Ackerman	Eli	We Could Be Famous Blog	729 1/2 Port St.	New Orleans	LA	70117
December 15, 2008	Aiges	Scott	Jazz & Heritage Foundation	908 Poland Ave.	New Orleans	LA	70117
November 17, 2008							
December 15, 2008	Andrews	John & Beverly	BNA	819 Lesseps St.	New Orleans	LA	70117
January 12, 2009	Barney	Shawn	Citizen	4490 De Montleon St.	New Orleans	LA	70122
November 17, 2008							
January 12, 2009	Barton	Jessica		800 Poland Ave.	New Orleans	LA	70117
December 15, 2008	Blanpied	Robyn	St. Claude Main Street	2300 St. Claude Ave.	New Orleans	LA	70117
December 15, 2008	Bolan	Michael	BNA	621 Bartholomew	New Orleans	LA	70117
November 17, 2008							
December 15, 2008	Bomboy	Gretchen	FMIA	2509 Burgundy St.	New Orleans	LA	70117
December 15, 2008	Boudousquie	Gayle	Spice Factory Condo.	500 Mandeville St.	New Orleans	LA	70117
December 15, 2008	Carter	Ivy	Neighbor	4029 Royal St.	New Orleans	LA	70117
January 12, 2009	Ceckert	John	Bywater Storage	3023 Chartres	New Orleans	LA	70117
November 17, 2008							
December 15, 2008	Chapman	Nathan	Riverfront Alliance	P.O. Box 50787	New Orleans	LA	70150
January 12, 2009	Cherrie	Ed	Spice Factory Condo.	500 Mandeville St.	New Orleans	LA	70117
December 15, 2008				1350 Port of New Orleans Place	New Orleans	LA	70130
January 12, 2009	Cocchiara	Joseph	Port of New Orleans				
November 17, 2008							
December 15, 2008							
January 12, 2009	Costa	John	BNA	933 Montegut St.	New Orleans	LA	70117
December 15, 2008							
January 12, 2009	Cramer	Paul	BNA/City Planning	720 Independence St.	New Orleans	LA	70117
January 12, 2019	Delano	James	The New School	72 Fifth Avenue	New York	NY	10010
December 15, 2008	D'Ingianni	Dia	Neighbor	3411 N. Rampart St.	New Orleans	LA	70117
December 15, 2008	Drury	James	Drury LLC	2372 St. Claude Ave.	New Orleans	LA	70117
December 15, 2008	Dunbar	Folwell	LDOE/BNA	621 Louisa St.	New Orleans	LA	70117
December 15, 2008	Ebbert	Colonel Terry					
January 12, 2009	Embry	Shea	Bywater	906 Mazant	New Orleans	LA	70117
November 17, 2008							
January 12, 2009	Eschmann	Anthony	BNA	822 Lesseps St.	New Orleans	LA	70117
January 12, 2009	Eskew	Allen	EDR	315 Canal St.	New Orleans	LA	70130

NAVAL SUPPORT ACTIVITY EAST BANK FACILITY REDEVELOPMENT AND REUSE PLAN
Public Meetings Participants

Meeting Attendance	Last Name	First Name	Affiliation	Address	City	State	Zip
November 17, 2008	Farrin	Scott		525 Spain St.	New Orleans	LA	70117
December 15, 2008	Fisher	Wynecta	City of New Orleans	1340 Poydras St.	New Orleans	LA	70112
November 17, 2008							
December 15, 2008							
January 12, 2009	Fuarnier	John	BNA	1019 Bartholemew St.	New Orleans	LA	70117
December 15, 2008	Gadbois	Karen	S. New Orleans Institute	8319 Apricot St.	New Orleans	LA	70118
November 17, 2008	Gallagher	Andy		831 Spain St.	New Orleans	LA	70117
November 17, 2008			National Trust for Historic Preservation				
December 15, 2008	Gallas	Walter		923 Tchoupitoulas St.	New Orleans	LA	70130
November 17, 2008							
January 12, 2009	Gee	Harold	Bywater resident	4315 Royal St.	New Orleans	LA	70117
January 12, 2009		Roberta					
January 12, 2009	Gratz	Brandes	Bywater resident	3828 Burgundy	New Orleans	LA	70117
December 15, 2008	Jackson	Leonard	BNA	614 Poland Ave.	New Orleans	LA	70117
January 12, 2009	Johnston	Kelly	New School University		New York	NY	10011
January 12, 2009	Jones	Julie	BNA	827 Louisa	New Orleans	LA	70117
December 15, 2008	Kimball	Michelle	Preservation Resource Center	923 Tchoupitoulas St.	New Orleans	LA	70130
November 17, 2008							
December 15, 2008							
January 12, 2009	Leftwich	Carolyn	BNA	3180 Chartres	New Orleans	LA	70117
November 17, 2008							
January 12, 2009	Malouse	Mark	FMIA	2716 Dauphine St.	New Orleans	LA	70117
January 12, 2009	Mangham	Cam	BNA	906 Mazant	New Orleans	LA	70117
December 15, 2008	Marshall	Nicole	EDR	365 Canal St.	New Orleans	LA	70130
December 15, 2008							
January 12, 2009	McCarthy	James	BNA	720 Independence St.	New Orleans	LA	70117
December 15, 2008	Moen	Geoff	City Planning Commission	2221 Burgundy St.	New Orleans	LA	70117
November 17, 2008							
December 15, 2008							
January 12, 2009	Morel	Bonnie		4203 A Dauphine St.	New Orleans	LA	70117
January 12, 2009	Moynahan	Jaclyn	Milano Graduate Student		New Orleans	LA	70117
January 12, 2009	Nash	Jonas	City Council District C		New York	LA	11211
December 15, 2008	Paddison	Coco	French Quarter Citizens	632 N. Rampart St.	New Orleans	LA	70117

NAVAL SUPPORT ACTIVITY EAST BANK FACILITY REDEVELOPMENT AND REUSE PLAN
Public Meetings Participants

Meeting Attendance	Last Name	First Name	Affiliation	Address	City	State	Zip
November 17, 2008	Peltier	David	BNA	817 Montegut St.	New Orleans	LA	70117
January 12, 2009	Raimondi	Alessandra	Milano Graduate Student		New York	NY	11103
January 12, 2009	Rastello	Blaise	The New School	72 Fifth Avenue	New York	NY	10010
November 17, 2008	Rhoades	Greg		830-834 France St.	New Orleans	LA	70117
12/15/2008, 1/12/09	Ryan	Bill	Federal City	601 Poydras St., Ste. 2655	New Orleans	LA	70130
December 15, 2008	Seely	Amber	Renaissance Neighborhood Dev. Corp.	4162 Canal St.	New Orleans	LA	70119
December 15, 2008	Stefferd	David		2710 Dauphine St.	New Orleans	LA	70117
December 15, 2008	Strachan	Eric	City Council	1300 Perdido St.	New Orleans	LA	70112
December 15, 2008	Sweeney	Bill	BNA	831 Mazant St.	New Orleans	LA	70117
December 15, 2008	Swift	Harriet	Citizen	918 Poland Ave.	New Orleans	LA	70117
December 15, 2008	Swinney	Lauren	BNA	614 Poland Ave.	New Orleans	LA	70117
January 12, 2009	Thomas	Jeff	ORDA				
December 15, 2008	Toporovsky	Esther	Milano Graduate Student		New York	NY	11217
January 12, 2009	Troyer	Wayne		1519 Camp St.	New Orleans	LA	70130
November 17, 2008	Tullis	Nancy	Resident	818 Poland Ave.	New Orleans	LA	70117
November 17, 2008							
December 15, 2008	Venegas	Jessica	Unity/CGI	3929 Tulane Ave., Ste. 103	New Orleans	LA	70119
January 12, 2009	Wedberg	Kyle	NOCCA	2800 Chartres St.	New Orleans	LA	70117
December 15, 2008	Williams	David	Main Street St. Claude	1823 Dauphine St.	New Orleans	LA	70116
January 12, 2009	Wilson	Peggy					

Naval Support Activity “East Bank” New Orleans, LA

Listing of Participants who attend the Public Tour for Planners held on October 12, 2007

Company Name	Company Address	Phone	Website	Representative
Capitol CREAG, LLC	201 St. Charles Avenue, Ste 2500 New Orleans, LA 70130	(202)355-1028 ext 154	www.capitolcreag.com	Kim Marchand
City of New Orleans Office of Recovery and Development Administration	1340 Poydras Street, 10 th Floor New Orleans, Louisiana 70112	(504)658-4200	www.nolarecovery.com	Dr. Ed Blakely
Julien Engineering and Consulting	3250 General DeGaulle Drive Suite, 1045 New Orleans, LA 70114	(504)366-3454	www.julien-enigneering.com	Kerwin Julien
GCR & Associates Inc.	2021 Lakeshore Drive, Suite 500 New Orleans, LA 70122	(504)304-2500	www.gcr1.com	Raphael Rabalais
Alvarez & Marsal	600 Lexington Avenue, 6 th Floor New York, NY 10022	(212)759-4433	www.alvarezandmarsal.com	Kaylen Eckert
V Keeler & Associates	2101 France Road New Orleans, LA 70177	(504)947-0447	(Not Available)	Ron Jones

APPENDIX F
PUBLIC MEETING NOTES

Participant Input – November 17, 2008

Participant: Carolyn Leftwich, (214) 636-0412, carolynleftwich@yahoo.com

Strengths

- Views
- Access to green space

Opportunities

- Desire more homeowners
- Mixed income
- Mixed use
- Increase density to drive quality amenities to the neighborhood
- Complement cruise ship terminal
- Alternative traffic routes in and out of neighborhood proposed by the New Orleans Building Corporation

Threats

- Facilities for homeless
- Traffic from cruise ship terminal

Other Comments

- Not interested in preserving buildings

Participant: Nathan Chapman, 525-0932

Opportunities

- Principles of New Urbanism already seen in Bywater neighborhood
- Residential reuse like the Warehouse District
- Town square like Jackson Square for the Bywater
- Cultural tourism
- Use for artists

Threats

- Tacky tourism development

Other Comments

- Can we get historic building photos and discuss this at the December 15th meeting?

Participant: Harold Gee, 944-9144, haroldgee@cox.net

Weaknesses

- Poland Avenue as a one-lane street each way

Opportunities

- Water taxi
- Heliport

Participant: John Andrews, 945-6380

Opportunities

- Retail space on first floor, condos above like the American Can Co. building in Mid-City
 - Theater space
 - Art galleries
 - Demolish structures and create green space connected to riverfront redevelopment
-

Participant: Anthony Eschmann, 301-3772

Strengths

- Middle and up-scale housing can be accommodated in Bywater

Opportunities

- Preserve buildings
- Arm of the WWII Museum – site saw the departure of thousands of soldiers during WWII and Korean War
- NOCCA a good example of redevelopment

Threats

- No safeguards for homeless and neighborhood residents – not in Unity’s plan
- Housing for homeless is a complex issue

Other Comments

- If future meetings conflict with regular neighborhood meetings please change them.
-

Participant: Gretchen Bombay

Other Comments

- Give handouts of Power Point slides for easier note taking
-

Participant: Mark Malouse, beta@malouse.net

Other Comments

- “I would definitely be interested in getting back into the GS system if civilian jobs are replaced/increased. However, I am not scheduled to be back from deployment until October 2010. Please contact me with any leads.”
-

Participant: Susan D’Aloia, Educator/Doc. Student, sdaloia@gmail.com, (646) 436-1954 (did not stay for meeting)

Opportunities

- Youth-oriented uses that address struggles and challenges impacting young people
 - Partnership with youth groups including FYRE Youth Squad
-

Participant: Scott Farrin, jfarrin@uno.edu

Other Comments

- Was the law firm Adams and Reese involved in the project in any way?
-

Participant: Greg Rhoades, (918) 344-3049, garhoades@gmail.com

Strengths

- Can connect small-scale businesses to The Joint BBQ and Bacchanal Wine/Deli on Poland Avenue

Weaknesses

- Parking garage unpleasant to see

Opportunities

- Incorporate existing structures
- Outdoor space including connectivity of alternative transportation – bike trails and streetcar
- Conserve trees and plant an oak tree for every parking space
- Grocery store (organic foods)
- Mixed use
- Small-scale retail and services
- Walkable

Threats

- Buildings higher than six stories
- Big box retail
- Disney-fy

Other Comments

- This neighborhood is for people trying to escape places like Metairie
- Cannot see buildings from home one block away
- “Bywater is an incredible spot and this area could make or break the spirit and history of the neighborhood. Don’t screw us, we rely on your wise analysis and appreciate the desire for input.”

Facilitator-recorded Input

Strengths

- There are young families with babies
- Buffers IHNC activities
- Significant view shed – river and downtown
- NEX gas station
- Access to river and levee
- Sandy beach at the river

Weaknesses

- In Bywater, only 30 percent of homes are owner-occupied
- Population/density decrease since the 1960s from 9,000 to 5,200

Opportunities

- Preserve buildings and any historic aspects
- Designate buildings as historic
- Use NOCCA as a model for how to use historic structures
- ICI NOLA design/concept
- New Urbanism with New Orleans context
- Neighborhood square concept

- Include military history
- Green space
- Walkable
- Increase density
- Single-family homeownership solution for Bywater
- Condominiums
- Cruise ship terminal
- Water taxi to French Quarter
- Alternative to auto access – roadway behind levee
- Offer two entrances to development
- Bridge grade access
- Link to St. Claude bike lane
- Bicycle community
- Smaller buses
- Grocery store needed
- Neighborhood retail
- Hotel with cruise terminal
- Movie theater
- Music studio with educational component
- Ice cream store
- Small restaurants
- Cultural arts
- Mardi Gras businesses and arts
- Desire for increased tax base to create mixed income community
- Link to St. Claude revitalization

Threats

- Traffic access
- Homeless facility
- Use of Poland Avenue for automobile access
- High-rise buildings
- T-shirt shops

Other Comments and Questions

- Get the website up and let people know status and post board meeting minutes if possible
- Are the three alternatives already decided? Is *Reinventing the Crescent* one of the official alternatives? (no-answered during presentation)
- What if plan recommends something that citizens oppose? (answered – stay involved)
- What if this process fails? Do you plan again?
- A SWOT analysis was done for the Bywater already – need to get a copy – Carolyn will email SWOT
- How does the IHNC Plan affect this one?
- Need to keep neighborhood organizations informed. Perhaps come to meetings and crosscheck meeting schedules. FMIA meets every 3rd Monday at St. Paul’s Lutheran, BNA meets every 2nd Tuesday at Holy Angels.
- Can you find some old photos for the website?

Participant Input – December 15, 2008

Participant: Robyn Blanpied, St. Claude MS, 2300 St. Claude

Comments/Questions:

An emergency command center is a winner! Sustainable, desperately needed – and a growth industry!
Why not make it regional?

*Participant: Nathan Chapman, Riverfront Alliance, P.O. Box 50787, NOLA 70150,
nathanchapman@vcpora.com, 525-0932*

Comments/Questions:

1. Really like Ebbert's idea for state of the art emergency command center!!
 2. We really need an assessment of buildings in terms of historic preservation
 3. Like idea of training facilities and incubators
 4. You're going to get serious push back from neighborhoods & preservationists if try to add height on top of the existing buildings. That's not the scale of down river neighborhoods. Don't like idea of upward sloping height as discussed afterwards.
-

*Participant: Lauren Swinney, Homeowner, 614 Poland Ave., NOLA 70117, sunswan@cox.net,
sunswann@yahoo.com, 940-5851*

Comments/Questions:

- Is there a summation in print I can give to neighbors who have not attended meetings?
 - Please consider using these fabulous structures for home protection and as a hurricane multi-use site. New Orleanians can no longer be Aesop's Fables grasshoppers. We must be industrious, prepared, respected ants.
 - Also, we MUST make every effort to keep the fine college students who want to remain.
-

Participant: Harriet Swift, Citizen, 918 Poland Avenue, NOLA, Harrietswift@cox.net, 945-6842

Comments/Questions:

1. The plans look beautiful but it seems like planned development (what goes in the buildings should determine the design).
 2. I want to hear much more on the transitional housing for the homeless plans. I do not feel confident that this will be a well-managed, carefully regulated institution that will cause no problems.
 3. Where is the money coming from?
-

*Participant: CoCo Paddison, President, French Quarter Citizens, 632 N. Rampart St., New Orleans,
70112, coco@frenchquartercitizens.com, 430-2321*

Comments/Questions:

Other than existing construction, any new development should fit into the scale of the existing businesses.

*Participant: Gayle Boudousquie, Spice Factory Condo Assoc., 500 Mandeville St., Unit 7, N.O. La
70117, gaylehb@bellsouth.net, 525-5700*

Comments/Questions:

Have the following uses been considered in the redevelopment of this 25-acre site with 1.6 million square feet of office space and Mississippi River Wharf facilities?

1. City of New Orleans new government complex
2. New Orleans Cold Storage facility now planned for Esplanade and Elysian Fields – Gov. Nichols St. Wharf moved to this site

Is the industrial use of the Port going to see additional development? We have a working river.

Open Dialogue: Questions, Answers and Comments -- January 12, 2009

Question (Q): Are you submitting one option or three?

Answer (A): Plan to consider all three, but will eventually select one that best reflects desired land use and takes into consideration the environmental conditions – the next the phase of this project

Q: Above grade crossing for railroad – will this be a typically ugly overpass?

A: Would be an overpass from St. Claude, elevated on grade to alleviate traffic, believe overpass would not be ugly

Q: Have you spoken with the railroad company about grade separation to parking?

A: We are pushing to eliminate at grade crossings

Comment (C): Belinda Little-Wood explained that in order to get a possible no-cost conveyance from the military, there must be an economic development component, other wise we will pay market rate for the property.

(C): I live at 614 Poland Ave and I feel that the base has been an excellent neighbor. I am in favor of Option 1 – like the uses, the building is fine. Please continue lighting and security currently offered by the base. Consider keeping open a portion of the use of 80 transitional housing units for whatever is really needed in 2011.

Q: We know there's a market for cruise ship terminal. Is there a market for a technical center?

A: Tulane University has just requested 100,000 square feet of space for an energy efficiency and green building entity. There's interest in similar businesses in Slidell. We have not identified specific clients, but we believe that's where the future is going and there will be expansion.

C: There's nothing greener than preservation. Reuse and preserve the buildings. Tearing down a building to build a green building does not make sense.

Q: Are you saying that the community supports higher buildings than what already exists?

A: The current height is not intrusive and we want to keep to neighborhood scale. The Southeast corner, where there are great views of the river and is farthest from the neighborhood is where higher structures are being considered. Higher structures have been part of other plans which we are trying to incorporate into this design process. We are also aware of what the zoning will allow.

C: Steve Villavaso explained that the military does not have to abide by city zoning laws. However, after conveyance, the site is currently considered Light Industrial, which allows for every use except for Heavy Industrial. The height may remain the same, but not go higher without conditions.

Q: You say there will probably not be Light Industrial use, why not?

A: Because none of the options are Light Industrial uses – there are three main statements to make about the zoning: (1) If buildings are kept as is, the property will maintain its non-conforming status under any zoning classification; (2) Light Industrial goes into affect once new owner holds property; and (3) Under a new zoning ordinance, one can anticipate appropriate zoning classifications to the kinds of land use desired including mixed use.

Q: Would zoning allow for artists to conduct small production type activities?

A: The Comprehensive Zoning Ordinance process currently going on will allow for that, including mixed land uses. The land use proposed here is primarily neighborhood commercial, office and residential.

C: We need new businesses not just office space.

A: There is space for mixed uses.

Q: What about parking? Parking is a daytime problem already.

A: Details not worked out yet.

Q: Isn't Building 603 an historic structure?

A: Yes

Q: What about the Cruise Ship Terminal?

A: This is a development planned by the Port of New Orleans just adjacent to this site.

Q: Is the Cruise Ship Terminal a reality?

A: It is a plan which prior to Katrina was definitely going to happen soon. There were four cruise ships, now there are only two. So, the port is in a "wait and see" posture as tourism increases. This will be the third terminal when needed. The port has an agreement with the Maritime Administration to do so. The property is currently a cargo facility for the port.

Q: Are the transitional housing units for individuals or families?

A: Individuals

C: I am amiable to eight stories, keep all buildings, retail center should be near Industrial Canal instead of residential

Q: What about the compatibility issue regarding the Cruise Ship Terminal? How do they connect people to downtown? In any area where there's retail for tourists they tend to be t-shirt shops.

A: This will be a home base for cruise ship passengers, where they will begin and end their trip. Retail will be neighborhood services and goods. There will be some sort of public transit.

Q: Was the parking situation decided before this planning process?

A: The Cruise Ship Terminal parking always considered the NSA site for parking. Without the site, there's 300 spaces and the remainder of passengers would take a shuttle from downtown parking.

Q: How do you deal with the timing of the Cruise Ship Terminal and other developments?

A: We are not at that level of detail yet. We will get more detailed as we go along. Concept of phasing will be used.

C: Put residential uses along Poland Avenue.

A: Important to have both residential (top floors) and retail (bottom floor).

Q: Nobody mentioned the master plan which now has the force of law. Are you aware of this plan?

A: Yes, it will be guiding the vision for the Comprehensive Zoning Ordinance.

C: This project should be in concordance with the master plan.

Q: When people come here with plans, they're abstract without discussing them with anyone. Suppose we redevelop in the context of saving the buildings? We could have done that with Charity. What kind of fabulous plan can we come up with while preserving the structures?

A: That is one of the options presented here.

C: I second that opinion regarding preservation.

C: This is not a good option for special needs people during hurricane evacuations and we might not need it for that for 30 years.

A: (Col. Ebbert) Special needs means elderly, those who cannot deal with evacuation, this would be well planned. The facility would be multiple use where the space has capacity to take in special needs people. An example is the parking garage which can be used for parking, but fitted for electricity, water and sewerage. I favor keeping the buildings because we cannot afford to build structures like these again. We could consolidate technology companies and provide computer memory storage. We need to be able to manage storms in order to get more economic development.

C: Special needs people don't travel well. We need to narrow down the definition of special needs.

C: I don't see a clear answer to transportation access.

A: Engineers say that the St. Claude overpass can be constructed tying into the already elevated portion of the street.

C: If you are unable to build this overpass, there will be traffic volume problems on Poland Avenue.

A: The overpass is doable

Q: On the tour, we saw a floating dock for the military ferry. Can we retain that dock?

A: Yes, but it may be cost prohibitive to use it. The current service costs them \$5 million per year. A streetcar is a better concept, but a water taxi is an option.

C: For future meetings use email lists from meetings of other similar area projects like the Port of New Orleans and Reinventing the Crescent meetings (Comment made one on one).

Written Comments, Questions, Concerns

Participant: John Andrews, BNA, 819 Lesseps St., NOLA 70117, wehatecomputers@cox.net, (504) 945-6380

Comments/Questions/Concerns:

I like Option 1. These are well built structures and can easily be reused. I have no problem with the height of building 603 (on Poland). Remove the metal screening from the Poland Ave side.

No subsidized housing!! This type of housing is being built all over the city. All of the HANO projects are being rebuilt, plus much of the Go Zone low income tax credits are being used by private developers. The city does not need any more of the subsidized housing. Redevelop the site as an asset to the community and not a liability.

Participant: Nathan Chapman, Riverfront Alliance, 525-0932

Comments/Questions/Concerns:

Zoning should revert back when military leaves and it should be respected. As planners, you should not be proposing anything that goes beyond the neighborhood zoning.

Keeping existing buildings is fine idea and seems popular within community.

Your report should make it clear, as requested tonight, that the idea for adding additional height to those buildings does not come from the community. I think it will be controversial.

Thank you!

Participant: Lauren Swinney, Homeowner and BNA, 614 Poland Ave., NOLA 70117, sunswan@cox.net, sunswann@yahoo.com, 940-5851

Comments/Questions/Concerns:

Option 1 as presented at tonight's meeting seems to incorporate responses to all of my concerns. Building 603 is a handsome building and must not be demolished.

In addition to Option 1's list of potentials, I'd like to add lighting and security concerns.

Also, I would seek to add a flexibility of use bearing in mind changes in needs 2011 and ensuing years would bring. Keep a portion open for education and technology and future needs.

BRAVO, Belinda and your planners

Participant: Anthony Eschmann, BNA, 822 Lesseps, knittingduck@aol.com, 301-3772

Comments/Questions/Concerns:

Suggest WWII museum portion.

Good: Keep 3 buildings

 Street level shops

 Office space

 Green space

 Restore Poland Ave – Ground Tie in to St. Claude overpass

Dislike: Lack of transportation in city, bus and streetcar

Shabby: Signs incorrect, 144 units

Inappropriate vocabulary “special needs”

APPENDIX G
PUBLIC COMMENTS WRITTEN

12/22/2008

I appreciate having the opportunity to make the following comments on behalf of the National Trust for Historic Preservation:

Format of meetings

The PowerPoint presentation was a nice compendium of conditions in the city and surrounding the site, but the presentation of the three options--which I presumed was to be the centerpiece of the evening's meeting--seemed almost an afterthought. The public was directed to view the boards at the back of the room and was encouraged to ask their questions at each of the displays--but a public exchange of questions and answers was discouraged. We did not have the benefit of hearing others' questions asked and answered. This could have yielded a much richer--and productive--discussion of each of the proposed options.

Documentation of past and current conditions

It is unusual that we have been shown no photographs or documents of any kind to give us a sense of either the current conditions at the site or previous conditions earlier in the facility's history. We appreciate the efforts being made for a tour of the facility, and look forward to that. Without a better sense of the existing buildings and the conditions on the entire site, the public is left in the dark, and not able to make very useful recommendations on the redevelopment of the facilities and the site.

Historic status of buildings

We have been told repeatedly that two of the buildings are historic--presumably National Register eligible. Who made this determination? URS? The State Historic Preservation Office? Was a document issued accompanying this determination? May we see it?

Comments on Redevelopment Options

Without the benefit of more information about the current buildings and the site, it's difficult to respond to the three options.

Purely in terms of sustainability and reuse of resources, Option 1 would seem to be the best solution, finding new uses for Buildings 601 and 603 and retaining Building 602 for parking.

Option 2, showing additional floors added to building 601 needs to more carefully vetted by the neighborhood. There could be some real resistance to adding those floors. It is a bit disingenuous to show the added floors in the section sketch and labeling the scale "Not to scale." So, how high might it be?

Of all the options, Option 3 is the least successful, relying apparently on total demolition and clearance of the site. While the demolition and hauling away of materials will certainly afford a contractor an attractive job, it is wasteful, unsustainable, and could only delay the redevelopment of the site. Our community has too many examples already of cleared land that has not been redeveloped.

All three of the options show "multi-modal" paths/connections, and what appears to be a light rail or streetcar transit stop near the river. What exactly is envisioned here? Is funding being pursued to develop these transportation connections? Is RTA being consulted? Will the taskforce's recommendations include transit recommendations as well?

Walter W. Gallas, AICP | Director | New Orleans Field Office

National Trust for Historic Preservation | 923 Tchoupitoulas Street, New Orleans LA 70130
Phone: 504.636.3048 | Fax: 504.636-3074 | Email: Walter_Gallas@nthp.org | www.preservationnation.org

Check out "Charity Hospital and Mid-City New Orleans: Five Unanswered Questions for Federal, State, and Local Officials" at

<http://www.preservationnation.org/travel-and-sites/sites/southern-region/charity-hospital/charity-questions.html>

From: Bonnie Morel [<mailto:bonniemorel@msn.com>]

Sent: Tuesday, November 25, 2008 12:15 AM

To: BRAC Stephen Villavaso

Subject: Experts for pre-106 tour of NSA property

Mr. Villavaso - -

I'm the person who spoke to you at the 11/17 Public Meeting about possibly getting Bill Detweiler from the WW2 Museum involved in assessing the 2 historic buildings on the NSA property. I have two followup questions indicated in bold below.

As I mentioned to you at the meeting, I'd requested names from some folks much savvier than I, and they had recommended Patty Gay of PRC & Detweiler, so circa 11/12 I sent Gay and Detweiler an email letter giving them the basic information about the 2 historic buildings, requesting their involvement. I let them know that I had already spoken to the Federal Project Manager, Cyrena Eitler, about the possibility of local experts getting a tour of the historic buildings prior to the formal 106 review process, and assured them she had said that would be perfectly acceptable. So, in my letter, I gave them Belinda's contact info and suggested they call her to arrange a tour.

Patty Gay sent a response confirming PRC's interest, and Belinda told me that Patty Gay had called her to let her know that she was sending a representative to the 11/17 meeting. When I met Walter Gallas, of the National Trust for Historic Preservation, at the meeting, I thought perhaps he was the person Patty Gay had recruited, but I've now been in touch with him and learned that he got an invite direct from Karen Fernandez. Belinda says no one signed in indicating they were from PRC, so I'll contact Patty Gay to ask this question, if you don't already know the answer, or have not already made contact with PRC. **Are you getting a PRC person involved in the process, or should I contact Patty Gay again?**

Neither Belinda nor I have heard anything from Detweiler. **Have you followed up with trying to get him involved, or should I be getting the people who recommended him to me to contact him personally themselves, to request his involvement?**

I know Walter Gallas is interested in getting a tour, and I'm thinking it might be a good idea for the 3 of them to be given a tour all together. Please let me know what's being done to get these folks involved and whether there's anything I can do to help.

My involvement with this project for nearly two years leads me to believe there will be a scenario in which at least one of those two historic buildings is being proposed for demolition or major structural modification. That is the point at which those of us who are interested preservationists in this community will be wanting our experts to be given the tour. We don't wait to wait for the final plan and the formal 106 process that will be occurring in the NEPA context. I've already let Belinda know this is our intent.

Thanks for your understanding and cooperation with addressing preservationists' concerns.

Sincerely,

Bonnie C. Morel
4203 A Dauphine St., NOLA 70117
Landline: 504-324-8639
Cell: 504-427-9503

12/18/2008 07:22 PM

Full Name: Michael Bolan

E-mail: michaelbolan@yahoo.com

Phone No: 214 995 6805

Comments: The vacant Navel buildings are the rarest of opportunities in the midst of the tragic loss of the Navy employment. What was the Navy's maintenance cost over the last 20 years? The base line cost of maintenance needs to be established to determine the life cycle cost of ownership going forward. New Orleans should be more concerned about rehabbing the 65,000+ plus vacant and residential buildings than taking this prime location property for more residential housing. What New Orleans needs is jobs with a future. New jobs are needed to balance its economy. Most of these jobs need to operate on a high intellectual plane to compete in a global economy. With a walk able adjacent neighborhood, many could live were they work and avoid the urban sprawl that consumes large amounts of oil on transportation. This property flanks the urban core of New Orleans. Without a vibrant core, the Great New Orleans metropolitan area is not viable by the standards of other world class cities. Obviously the space is so larger that it needs to be used with flexibility and have mixed use. The blending of the different users is very important to make it be the part of the hope of a revitalized New Orleans. I like the proposed emergency shelter use. It should be a center of knowledge and know-how for the Gulf Coast emergency planning. I also think that space should be dedicated to making New Orleans large stock of old homes more energy efficient (geothermal, passive solar ventilation etc.) and more desirable by today's standards (including less maintenance intensive, flood survivable and wind resistant). This "home improvement" entity could promote best practices for the Gulf coast living conditions and look for ways to monetize its know-how so it can be self supporting and go on to build a hub for profitable businesses. It should evaluate and capture the best practices of the "build it right" and global green project etc. Please, please continue to think jobs, jobs.....

Best regards, Michael

12/16/2008 12:33 AM

Full Name: carolyn leftwich

E-mail: carolynleftwich@yahoo.com

Phone No: 2146360412

Comments: Feedback from meeting on 12/15/08 1. consider shared parking for neighborhood business development and for future riverfront activities. it's hard to attract businesses within the bywater, in part, because of lack of parking. shared parking in many communities is part of their smart growth plan. 2. medical care access is actually pretty good in bywater. st. cecilia's has either opened or is in the process of opening up medical services to the community, not just the elderly. 3. the bywater neighborhood association has just inventoried businesses in bywater and the marigny. ask julie jones, bna president, for a copy. 4. access to the interstate via s. claiborne is actually pretty good. it's only a 20 minute drive to slidell via 1-12; a 15 - 20 minute drive to metairie from i-10. 5. a major weakness is access to quality amenities. dollar store is not a quality amenity. a great grocery store would draw customers from the french quarter. 6. we need a tax payer base in bywater. that means more homeownership with market rate housing. we've got enough homeless people to deal with. this is highly valuable property. let's use it to maximize economic opportunity. 7. the suggestion to use part of the space for emergency evacuation is excellent. it also means the neighborhood would get enhanced security during emergencies.

12/16/2008 12:32 AM

Full Name: Bonnie C. Morel

E-mail: bonniemorel@msn.com

Phone No: 504-324-8639

Comments: Great meeting tonight! Thanks for giving us something really substantive to work with in such a short timeframe! (Short for URS; 2 long years of involvement for some of the rest of us.) I was born in this neighborhood & now live one block from the NSA facility. Based on the info I have to date, here are my preferences: 1 - SAVE ALL 3 OF THE BUILDINGS! Remove the 1960s veneer from the bldg. on Poland so that it more closely resembles the two it's nearly hiding. 2 - LET UNITY BUILD THE TRANSITIONAL HOUSING FOR THE HOMELESS ON THE GROUNDS. We can learn how to integrate these folks into community life. 3 - ALLOW THE PORT TO HAVE THE PARKING GARAGE & STORAGE SPACE IT NEEDS IN THESE BUILDINGS, WITH THE PARKING GARAGE USED AS AN EMERGENCY SHELTER DURING HURRICANES. 4 - BUILD THE ROADWAY ALONG THE CANAL, FROM ST.CLAUDE TO THE RIVER, TO ACCOMMODATE THE TRUCKS SERVICING THE CRUISE SHIPS. (DON'T HAVE THEM USE CHARTRES!) 5 - MIXED-USE FOR THE REST OF THE SPACE, including UNIQUE cruise-related or N.O.-related retail (reflecting Bywater/Marigny more than Riverwalk), offices, and some MIXED-INCOME housing with priority given to people employed by the onsite businesses, including artisans & musicians, as well as executives, retail clerks and custodial staff.

1/13/2009

I generally support the East Bank NSA facility redevelopment option that includes the retention of all three buildings. However, I strongly support using the building closest to Poland Avenue for residences with commercial on the ground floor. The building on Poland Avenue has the best view of the River and the CBD skyline; it would be more appropriate for residential use. The residents would be best integrated with the Bywater community through a closer proximity to the historic neighborhood. The hurricane operations center could instead be in the building closest to the Industrial Canal.

I fully support the restoration of the Poland Avenue neutral ground all the way to Chartres Street.

I have no objection to increasing the height of the building closest to the Industrial Canal. The objections I have heard to an increased height for this building have come from individuals who live outside the neighborhood.

Paul Cramer

Bywater Neighborhood Association

720 Independence Street

New Orleans, LA 70117

1/14/2009

hi karen, my name is cliff davis. i'm the dentist at st. claude and lesseps, a couple blocks from the naval base. i was told you were seeking input from neighbors re: the future of the facility. please do whatever you can to repurpose the existing structures, rather than demolishing them to build something new. a demolition project on that scale would be crazily expensive and disruptive to the neighborhood for quite some time. i also believe that repurposed structures are more interesting and have a higher intrinsic value- look at the prices people pay for condos carved out of old factories!

i'm really interested in the future of my neighborhood, and the facility in particular. is it possible for me to take a cursory tour of the buildings? maybe that would inspire me to offer some more specific ideas. thank you.

1/15/2009

good morning,

I read on a blog concerning the MEPS planning when the military leaves.

my question is how is this space planned to be used? i have heard many scenarios about how to make the space useful. the last i heard is that it was going to accommodate the cruise industry. i am concerned because i live in Holy Cross, and although we are grateful that some effort has been made in our community, all i ever read about are things to help the bywater, and marigny area. The last time i attended the meeting the holy cross has, was after the storm. I stopped going because the interest was not for the community as a whole, ex. solar panels were given out to certain homes, historical trust funds, were issued to certain homes, HGTV, and Acorn only helped certain homes. Most of these people were not in real need of the projects that were given. we need to help single parents and elderly, not two income households who have the means to rebuild on their own. i have watched so many people receive free help from church groups, knowing that the road home assisted them, and took monies for rebuilding to buy new cars, and patched up their homes. i am not trying to bash anyone but i felt that i needed to express some of the concerns that i have. i also know this is off the subject of the military facility, but thanks for any input or direction you can lead me in.

1/15/2009

My wife and I live three 2 blocks away from the Naval Facility on Poland Street and are very interested in seeing that responsible repurposing of the existing buildings is the direction taken. We are also in favor of additional buildings, if that is required to make the project financially viable. We are opposed to the site being used for low income housing, as we have already been the victims of crime in this neighborhood and do not want this to turn into a huge Section 8 site. We are active in the Bywater Neighborhood Association and we vote regularly. Please consider our opinions in your planning efforts.

Thanks,

Joseph P. Brown
Senior Consultant
PowerHouse Consulting, Inc.
619 France Street
New Orleans, LA 70117
(603) 488-0230
jbrown@powerhouse1.com

1/15/09

Please consider re-purposing these buildings.
A new City Hall and/or city government complex perhaps?
Thank you,

Charlie London

<http://katrinafilm.com>

1/15/2009

Hello Ms. Fernandez,

My name is Jessica Barton, I live at 800 Poland Ave. (directly across the street from the entrance to the Naval Support Center), and I'm writing to you in order to support "option 1" of the Redevelopment/Reuse Plan. I support this option because it re-purposes all three buildings, which I think is not only the "greenest" option, but also seems to be the most economically viable.

I would also like to say that I'm not specifically in support of the high rise addition to the 3rd building, but I'm not against it. In my opinion, the addition of this portion the project should be contingent on a study demonstrating the existence of parties interested in purchasing above market condos in the area. Other condo developments are also taking shape in the neighborhood and it makes me wonder if there are actually going to be enough buyers for all the units.

I also like the idea of space for businesses related to cruise ship tourism in the bottom floor of the parking garage, in that it will hopefully prevent such businesses from taking room along the Poland Ave. street front.

I would also like to mention that a children's playground would be a nice addition to the planned green space because the closest playground to this area is in excess of 11 blocks away.

Thank you for your time and consideration,
Jessica Barton

1/19/2009

I attended your meeting Monday 1-12 at NOCCA. I am strongly in favor of option I as I do not see a need to demolish any of the buildings that currently exist. Restoring Poland Ave. would be a boon to our neighborhood and supplying parking for the eventual cruise ship terminal is excellent.

The point I liked the best is the connection from the St. Claude bridge to the back door of the project which would alleviate concerns about so much extra traffic on our narrow and under maintained streets.

Anthony Eschmann

From: carolyn leftwich [<mailto:carolynleftwich@yahoo.com>]

Sent: Tue 1/13/2009 6:38 AM

To: Belinda Little-Wood

Subject: BRAC Meeting Comments

Belinda,

Please forward my comments about last night's presentation to the appropriate place. I've misplaced the Web site url.

Thank you and the consultants for "presenting" the ideas. It was most helpful to have explanations of the picture boards.

My preference is

option one (keep all buildings) minus homeless housing.

condos-keep to mixed income instead of subsidized; the neighborhood suffers from too much subsidized housing

condo locations--consider placing the condos on Poland Ave instead of the Industrial Canal. Benefits: a) views are maximized because they are 24 hrs. One gets both the city and river during the day. The city lights at night are spectacular. Plus, you get a view of the historical community in which you live and it's "life activity". A view is a terrible thing to waste. b) this location gives the condo owners a greater connection to the neighborhood and its residents. The beauty of living in a neighborhood condo near the core of the city is that you get the best of both worlds--urban living with neighborhood benefits.

consider work/live lofts

retail beneath condo is totally acceptable and in line with Smart Growth principles

economic generators are just what the neighborhood and city need

efficient public transportation to and from the site is a must. I'm sure people involved in this project know that transit oriented developments tend to revitalize the areas in which they occur. Don't take "no" as an answer from Norfolk Southern. How have other communities outside of the area dealt with such a problem? There are solutions.

economic generators with a high value (not tourist t-shirt shops) would make Bywater and the surrounding area a true work/live neighborhood.

Thanks,

Carolyn Leftwich
cell 214.636.0412

01/21/2009 11:28 AM

Full Name: Mary Cooper and Tomio Thomann

E-mail: tomiothomann@yahoo.com

Phone No: 504-945-8537

Comments: Please restrain your elevation ambitions for the Port of Embarkation project. Adaptive re-use: good. Mixed use: good. 8-12 story elevation: not good.

Appendix G Public Comments Written

1/21/2009 04:54 PM

Full Name: jeff johnson

E-mail: danv96@aol.com

Phone No: 504-944-8658

Comments: thank you for giving me the opportunity to comment on the options. Personally I do not like any of the options where the buildings are so vaguely defined as "mixed used" which could easily be turned to commercial or residential use at the stroke of a politician's pen. the buildings that are currently located there are ugly. they should be demolished and there should only be green park space for public enjoyment. no buildings or mystery structures of mixed use whatsoever. a large recreational space would be what is most needed in the neighborhood and contribute to its development. thank you.

01/22/2009 11:07 AM

Full Name: Greg Rhoades

E-mail: garhoades@gmail.com

Phone No: 918-344-3049

Comments: I love #2. I think the fact of trying to reuse some of the facilities is a fantastic idea. While freshening up Poland avenue with the construction of new buildings and a new boulevard will be the most effective way to draw people inwards. #3 looks interesting, but possibly too much new construction/buildings. Just doesn't seem necessary, and will add to the timeline. Honestly, I can't wait to see what happens and am ready RIGHT NOW to support whatever winds up here, as I live a block away. My main points are: Re-establish (continue) the boulevard, include a LOT of green space/access/view to the river. Re-use as many existing structures/items as possible while freshening up the look/purpose. Provide recreational as well as monetary-producing items. KISS. keep it simple, stupid. Thanks for letting the community have so much input, I've attended a lot of the meetings and consider this to be a fantastic opportunity for our neighborhood!

01/22/2009 09:40 AM

Full Name: Dan Nelson

E-mail: dannelson47@gmail.com

Phone No: 603 203 4868

Comments: Let's reuse the existing buildings and infrastructure. Option #1 seems the most prudent to me as a resident of Bywater. I don't believe we need more housing. Seems more prudent to fix the existing blighted buildings in the neighborhood before building more housing.

01/22/2009 01:06 PM

Full Name: John Costa

E-mail: montegut70117@aol.com

Phone No: 5049473321

Comments: An overwhelming majority of Bywater residents are thrilled to have this opportunity come to our neighborhood. It will bring increased vitality, jobs, new neighbors, new services, provide a new tax base and more. I would be happy with any of the three proposed schematics. Thank you.

Appendix G
Public Comments Written

01/22/2009 01:37 PM

Full Name: Phillip and Sally Cobb

E-mail: pcobb@solidcommunications.com

Phone No: 504 948-1690

Comments: We live and work at 710 Poland Ave. Directly across from the base. We want to be involved with these meetings, especially since what ever happens to this building directly will effect our business and lives. We can be reached till 8:00 PM Daily Thank You, Phillip and Sally Cobb (504) 948-1690

01/22/2009 03:40 PM

Full Name: Linda Van Aman

E-mail: lkveve@aol.com

Phone No: 504 949-6337

Comments: Like many Bywater residents, we want to see viable development in our neighborhood. From what we understand, you have three proposals for the NSA property in our neighborhood. Although they all would make good use of the property, we prefer not to see high-rise buildings (8-12 stories) added to our landscape. As environmentally-concerned citizens, we'd also like to see as much re-use of the current buildings as is possible. Thank you for allowing public comment on the project.

01/22/2009 03:43 PM

Full Name: Meredith Spivey

E-mail: merspivey@gmail.com

Phone No: 504-722-9194

Comments: The three buildings are in good shape and at good hights for the neighborhood. The buildings should be used for parking, retail, residential and space for UNO or LSU to put a business incubator or some other entity. Bywater needs jobs more than condos or anything else. Turn the space around the buildings (except for the fitness areas) into a passive park. The fees from condos/retail should be able to pay for the maintenance of the passive park. Stop tearing down buildings that were built to last to put up ugly monuements to bad architects. These buildings have a history in bywater that need to be preserved by the community. No condos, No more influence by Sean cummings or Ray Nagin, both are a deficit to the community.

01/22/2009 02:37 PM

Full Name: Robyn Halvorsen

E-mail: robynreal@aol.com

Phone No: (504) 494-3705

Comments: I live in the neighborhood and own other properties in the area. I am concerned with traffic flow and amount. I am concerned that something be put there that can complement and be used by the neighborhood. I am fine with a crusise ship near by, but concerned that this is not just a destination for people to arrive, create traffic and trash, and then leave. I would like to see something, particularly on the ground floor, that would be of use to neighborhood residents, even a restaurant (a healthy one would be great). Something that takes advantage of the River view could be nice. Something that interacts with the area would be nice. I love the military there and one does see people at lunchtime, but other than that, it looks desolate.

01/22/2009 07:50 PM

Full Name: Gloria Powers

E-mail: gpowers@bellsouth.net

Phone No: 5049480323

Comments: I am a homeowner on Alvar between Chartres and Royal. Please do not increase traffic on our narrow streets, have major routes limited, give us green space and access to the river, a cruise ship terminal must have lots of parking not on our streets, public transportation on the levee and up St. Claude and Poland should be in the plan. HUMAN SCALE facing Poland please.

01/22/2009 10:13 PM

Full Name: Katherine Prevost

E-mail: kepkat@yahoo.com

Phone No: 504-943-0846

Comments: By looking at the project team i don't seen anyone from the Upper 9th Ward areas as part of the team such as the Upper 9th ward partnership, Bunny Friend Neighborhood Assoc. or Bywater. Can you tell me why they were not included on this team. We have been working with planner since the storm and no one have included any of our organization in this east bank redevelopment planning process or project team. We as resident of the Upper 9th Ward are being left out of this planning process. It is very important that all neighbor's have a say were and how projects are being planned in their neighbors. Our naval support activity East Bank should keep the recreational facilities that includes track, two basketball courts, tennis court, volleyball court, 3 racquetball courts and the recreation field for our Upper 9th Ward and other families to come and use and appreciate as a park. There is a gas station on base that should stay and be used for business since there is not one gas station in our area. The 15 buildings and the 3 main buildings should stay and be used as business incubators. These building will generate money to maintain the park and physical plant. There is even a place to put a credit union or a bank. There is also 1,800 or more parking to support any businesses. As a retired Navy D/W I hope that there is at least 1 resident from the three organization in my comments above included in this project team. Sincerely, Katherine Prevost

01/23/2009 01:32 PM

Full Name: Ken Kudelchuk

E-mail: dannelson47@gmail.com

Phone No: 504 942 0901

Comments: Re use existing buildings. Retrofit for commercial use IE. disputed poultry processing plant proposed for Gov. Nichols wharf. Increased traffic is a major concern in our neighborhoods, please use Poland ave as major thourfare to the interstate. Proposed cruise terminal should be mixed use between cruise and commercial shipping. Thanks,

01/24/2009 12:57 PM

Full Name: Lisa Rahon

E-mail: lrahon@cox.net

Phone No: 504-452-7899

Comments: Hello. This is Lisa from the Lookout Inn on Poland Avenue in New Orleans. First of all, I am completely thrilled with the development plans for the Naval Annex. Thank you so much. I think all three plans are completely terrific, and will benefit the city and the neighborhood tremendously. Option 1 is really nice, but 2 and 3 are my favorites. Also, I wanted to let you all know that we have luxury suites available and we are just 7 houses

Appendix G Public Comments Written

down from the entrance to the base. Due to the economic conditions in the country and city, we are forced to convert to monthly rentals, so at this time, we offer both short- and long-term options. We have four private suites (bedroom, living room and large bath in each), backyard oasis, pool, hot tub, outdoor cooking facilities and more. Here are some photos. Please feel free to contact me for more information or forward this info to anyone who might need a room. Thank you again. Lisa Rahon the Lookout Inn of New Orleans <http://www.LookoutNewOrleans.com>
info@lookoutneworleans.com

APPENDIX H
NSA EAST BANK PERSONAL PROPERTY INVENTORY

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
CN43BHOPS	HP FAX	603, New Orleans	5	564
N6832709721	MACHINE, LABEL, ELECTRONIC	237, Millington	1	13
N6832709810	MACHINE, LABEL, ELECTRONIC	237, Millington	1	13
N6832710112	PRINTER, LASERJET 4	603, New Orleans	5	564
N6832710116	PRINTER, LASERJET 4	603, New Orleans	5	564
N6832710119	PRINTER, LASERJET 4	603, New Orleans	5	564
N6832710188	PRINTER, LASERJET 4	603, New Orleans	5	564
N6832710193	PRINTER, LASERJET 4	603, New Orleans	5	564
N6832710197	PRINTER, LASERJET 4	603, New Orleans	5	564
N6832710204	PRINTER, LASERJET 4	603, New Orleans	5	564
N6832711128	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832711129	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712429	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712434	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712447	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712448	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712449	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712454	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712456	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712458	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712465	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712473	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712496	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712503	PRINTER, LEXMARK 4076	603, New Orleans	5	564
N6832712725	PRINTER, LASERJET 5SI	603, New Orleans	5	564
N6832712778	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	13
N6832712781	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	13
N6832712789	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	13
N6832712791	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	13
N6832712792	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	13
N6832712805	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	13
N6832712814	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	13
N6832712819	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	12
N6832712832	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	12
N6832712847	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	13
N6832707243	MICROFICHE	237, Millington	1	13
N6832712682	PRINTER, LASER, HEWLETT-PACKARD	239, Millington	1	212
N6832712684	PRINTER, LASER, HEWLETT-PACKARD	239, Millington	1	212
N6832712690	PRINTER, LASER, HEWLETT-PACKARD	239, Millington	1	212
N6832712693	PRINTER, LASER, HEWLETT-PACKARD	239, Millington	1	212
N6832712775	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	12
N6832712776	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712780	PRINTER, LASER, HEWLETT-PACKARD	239, Millington	1	212
N6832712782	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	13

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
N6832712783	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712785	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712786	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	12
N6832712797	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712806	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	13
N6832712807	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	13
N6832712809	PRINTER, LASER, HEWLETT-PACKARD	239, Millington	1	212
N6832712811	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712813	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712827	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712830	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712840	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712849	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712851	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832713388	FAX MACHINE	239, Millington	1	212
N6832713052	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	212
N6832712821	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	12
N6832712822	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	12
N6832712836	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	7154
N6832712837	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	13
N6832712843	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	12
N6832712844	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	13
N6832712845	PRINTER, HEWLETT-PACKARD CO	237, Millington	1	13
N6832712863	PRINTER, HEWLETT-PACKARD CO	768, Millington	1	N115
N6832713816	FAX MACHINE	237, Millington	1	13
N6832713840	FAX MACHINE	239, Millington	1	1
N6832715478	FAX MACHINE	239, Millington	1	6217
N6832713769	MICROFICHE	237, Millington	1	13
N6832713424	PRINTER, HEWLETT-PACKARD CO	239, Millington	1	6132
N6832712854	PRINTER, LASERJET 5SI	603, New Orleans	5	564
N6832712864	PRINTER, LASERJET 5SI	603, New Orleans	5	564
N6832713057	PRINTER, LASERJET 5SI	603, New Orleans	5	564
N6832713058	PRINTER, LASERJET 5SI	603, New Orleans	5	564
N6832713060	PRINTER, LASERJET 5SI	603, New Orleans	5	564
N6832713089	FAX MACHINE	239, Millington	1	6211
N6832713334	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	13
N6832713423	PRINTER, DESKJET 1120C	603, New Orleans	5	564
N6832713426	PRINTER, LASERJET 4050	603, New Orleans	5	564
N6832713429	PRINTER, LASERJET 4050	603, New Orleans	5	564
N6832713430	PRINTER, LASERJET 4050	603, New Orleans	5	564
N6832713431	PRINTER, LASERJET 4050	603, New Orleans	5	564
N6832713473	PRINTER, LASER, HEWLETT-PACKARD	237, Millington	1	13
N6832713475	PRINTER, LASERJET 4050N	603, New Orleans	5	564
N6832713477	PRINTER, DESKJET 1120C	603, New Orleans	5	564

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
N6832713481	MACHINE, FAX	239, Millington	1	6210
N6832713505	PRINTER, LASERJET 4050N	603, New Orleans	5	564
N6832713507	PRINTER, LASERJET 4050N	603, New Orleans	5	564
N6832713508	PRINTER, LASERJET 4050N	603, New Orleans	5	564
N6832713764	TV,	603, New Orleans	5	564
N6832713775	READER, PRINTER	237, Millington	1	13
N6832713822	FAX MACHINE	237, Millington	1	13
N6832700265	EDGER, HAND, ELECT	603, New Orleans	5	519
N6832700270	LETTERS MITH	237, Millington	2	225
N6832700447	CALCULATER CASIO	603, New Orleans	5	564
N6832700462	CALCULATER, CASIO	603, New Orleans	5	564
N6832700465	CALCULATER CASIO	603, New Orleans	5	564
N6832700470	CALCULATOR	603, New Orleans	5	564
N68327 03046	TYPEWRITER, PANASONIC	603, New Orleans	5	564
N68327 06216	MICROFICHE	603, New Orleans	5	564
N68327 06713	SENTCIL, LETTER MAKER	601, New Orleans	3	CAGE
N68327 06804	TOOL KIT	601, New Orleans	3	CAGE
N68327 06805	TOOL KIT	601, New Orleans	3	CAGE
N68327 06808	VICE, TABLE, WOOD	601, New Orleans	3	CAGE
N68327 06836	BANNING GEAR W/REAL & CRIMPS	601, New Orleans	3	CAGE
N68327 06843	VACUUM, WET	601, New Orleans	3	CAGE
N68327 07209	TYPEWRITER, PANASONIC	603, New Orleans	5	564
N68327 07314	PANASONIC KXB555E PLOTTER	603, New Orleans	5	564
N68327 07781	MICROFICHE	603, New Orleans	5	564
N68327 07782	CALCULATER HERMES	603, New Orleans	5	564
N68327 07806	REFRIG, SMALL	603, New Orleans	5	564
N68327 07856	CALCULATOR	601, New Orleans	3	CAGE
N68327 07857	MICROFICHE	603, New Orleans	5	564
N68327 07978	VACUUM	603, New Orleans	5	570
N68327 08047	TYPEWRITER, PANASONIC	603, New Orleans	5	564
N68327 08052	CUTTER, BRASS	237, Millington	2	225
N68327 08062	TYPEWRITER, PANASONIC	603, New Orleans	5	564
N68327 08081	TV ZENITH	603, New Orleans	5	SAFE
N68327 08092	TYPEWRITER, PANASONIC	603, New Orleans	5	564
N68327 08098	PENTAX, CAMERA, FILM,	603, New Orleans	5	519
N68327 08099	POLARIOD, SUN 600, CAMERA	603, New Orleans	5	519
N68327 08128	MICROFICHE	603, New Orleans	5	564
N68327 08136	CALCULATER, HERMES	603, New Orleans	5	564
N68327 08154	MICROFICHE	603, New Orleans	5	564
N68327 08169	TYPEWRITER, PANASONIC	601, New Orleans	3	CAGE
N68327 08169	CALCULATOR	603, New Orleans	5	564
N68327 08197	MICROFICHE	603, New Orleans	5	564
N68327 08220	MICROFICHE	603, New Orleans	5	564
N68327 08237	MICROFICHE	603, New Orleans	5	564

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
N68327 08244	MICROFICHE	603, New Orleans	5	564
N68327 08250	CALCULATER OLIVTTI 8770	603, New Orleans	5	564
N68327 08269	CALCULATOR	603, New Orleans	5	564
N68327 08289	PC SWITCH BOX	603, New Orleans	5	564
N68327 08444	MICROFICHE	603, New Orleans	5	564
N68327 08453	CALCULATOR	603, New Orleans	5	564
N68327 08671	TYPEWRITER, PANASONIC	603, New Orleans	5	564
N68327 08715	MICROFICHE	603, New Orleans	5	564
N68327 08734	TYPEWRITER, PANASONIC	603, New Orleans	5	564
N68327 08764	PC SWITCH BOX	603, New Orleans	5	564
N68327 08778	GENERATOR, ELECTRIC	601, New Orleans	3	CAGE
N68327 09057	RECORDER, CASSETTE, SHARP	603, New Orleans	5	519
N68327 09155	CALCULATOR	603, New Orleans	5	564
N68327 09213	PC SWITCH BOX	603, New Orleans	5	564
N68327 09268	CALCULATER, TEXAS INST	603, New Orleans	5	564
N68327 09340	TV, SANSUNG	603, New Orleans	5	519
N68327 09349	VCR, SHARP	603, New Orleans	5	519
N68327 09420	AIR COMPRESSOR	601, New Orleans	3	CAGE
N68327 09433	SCREWDRIVER, ELECT	603, New Orleans	5	519
N68327 09584	TOOL KIT	601, New Orleans	3	CAGE
N68327 09592	TOOL KIT GLOBAL	603, New Orleans	5	564
N68327 09594	TOOL BOX	601, New Orleans	3	CAGE
N68327 09603	TOOL KIT	601, New Orleans	3	CAGE
N68327 09609	SCREWDRIVER, ELECT	603, New Orleans	5	519
N68327 09610	SCREWDRIVER, ELECT	603, New Orleans	5	519
N68327 09614	DRILL, PRESS, TABLE	601, New Orleans	3	CAGE
N68327 09724	TYPEWRITER, PANASONIC	601, New Orleans	3	CAGE
N68327 09776	LASER POINTER	603, New Orleans	5	519
N68327 09802	UPS, APC	603, New Orleans	5	564
N68327 09808	TYPEWRITER, PANASONIC	603, New Orleans	5	564
N6832709611	LIGHT TABLE	603, New Orleans	5	570
N68327 10099	TYPEWRITER, PANASONIC	603, New Orleans	5	564
N68327 10100	TYPEWRITER, PANASONIC	603, New Orleans	5	564
N68327 10258	UPS, APC	603, New Orleans	5	564
N68327 10259	VACUUM, FLOOR, HOOVER	601, New Orleans	3	CAGE
N68327 10261	VACUUM, HOOVER	603, New Orleans	5	564
N68327 10262	VACUUM, FLOOR, HOOVER	601, New Orleans	3	CAGE
N68327 10263	MICROCOM QX/4262BIS	603, New Orleans	5	564
N68327 10298	MACHINE, CUTTER	601, New Orleans	3	CAGE
N68327 10440	UPS, APC	603, New Orleans	5	564
N68327 10441	UPS, APC	603, New Orleans	5	564
N68327 10501	UPS, APC	603, New Orleans	5	564
N68327 10513	UPS, APC	603, New Orleans	5	564
N68327 12414	TPYEWRITER, PANASONIC	603, New Orleans	5	564

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
N68327 12416	TOOL KIT	603, New Orleans	5	519
N68327 12476	REFRIG, SMALL	603, New Orleans	5	519
N68327 12507	ZIP DRIVE	603, New Orleans	5	564
N68327 12620	RECORDER, CASSETTE	603, New Orleans	5	519
N6832712648	VTC UNIT	603, New Orleans	5	SAFE
N68327 12651	SCANNER, HP 4C	237, Millington	2	225
N68327 12670	ENGRAVER, TABLE	237, Millington	2	225
N68327 12672	MICROFICHE	603, New Orleans	5	564
N68327 12674	MICROFICHE	603, New Orleans	5	564
N68327 12675	TYPEWRITER, CANNON	603, New Orleans	5	564
N68327 12678	MICROFICHE	603, New Orleans	5	564
N68327 12678	TYPEWRITER, CANNON	603, New Orleans	5	564
N68327 12704	ZIP DRIVE	603, New Orleans	5	564
N68327 12717	TYPEWRITER, CANNON	603, New Orleans	5	564
N68327 12718	SCANNER, HP 4C	237, Millington	2	235
N68327 12719	SCANNER, HP 4C	237, Millington	2	225
N68327 12737	VACUUM, HOOVER	603, New Orleans	5	564
N68327 12738	VACUUM, FLOOR, HOOVER	601, New Orleans	3	CAGE
N68327 12739	VACUUM, HOOVER	603, New Orleans	5	564
N6832712671	MICROFICHE	603, New Orleans	5	564
N68327 12852	SCREWDRIVER PANASONIC	603, New Orleans	5	570
N68327 12855	ZIP DRIVE	603, New Orleans	5	564
N68327 13065	POLARIOD, DIGITAL CAMERA	603, New Orleans	5	519
N68327 13077	HP FAX	603, New Orleans	5	564
N68327 13088	PRINTER, TEKTRONIK 780 PHASER	237, Millington	2	225
N68327 1328	HP FAX	603, New Orleans	5	564
N68327 13336	PROJECTOR, SHARP	237, Millington	2	225
N68327 13369	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13370	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13371	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13372	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13374	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13375	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13376	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13377	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13378	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13379	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13380	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13381	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13382	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13383	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13384	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13385	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
N68327 13386	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
N68327 13390	TOOL BOX, RED,	603, New Orleans	5	519
N68327 13394	SIMCHECK 168, SYNC	603, New Orleans	5	564
N68327 13432	TV, SONY	603, New Orleans	5	SAFE
N68327 13439	VACUUM, SMART	603, New Orleans	5	564
N68327 13440	VACUUM, SMART	603, New Orleans	5	564
N68327 13468	VACUUM, WET	601, New Orleans	3	CAGE
N68327 13469	TOOL KIT IT	603, New Orleans	5	564
N68327 13471	TOOL KIT IT	603, New Orleans	5	564
N68327 13494	LAP TOP, DELL	603, New Orleans	5	VAULT
N68327 13495	LAP TOP, DELL	603, New Orleans	5	VAULT
N68327 13496	LAP TOP, DELL	603, New Orleans	5	564
N68327 13497	LAP TOP, DELL	603, New Orleans	5	VAULT
N68327 13498	LAP TOP, DELL	603, New Orleans	5	VAULT
N68327 13499	LAP TOP, DELL	603, New Orleans	5	VAULT
N68327 13500	LAP TOP, DELL	603, New Orleans	5	VAULT
N68327 13501	LAP TOP, DELL	603, New Orleans	5	VAULT
N68327 13502	LAP TOP, DELL	603, New Orleans	5	VAULT
N68327 13526	HP FAX	603, New Orleans	5	564
N68327 13602	BAR CODE LABEL MAKER	603, New Orleans	5	564
N68327 13610	VACUUM, OMEGA	603, New Orleans	5	546
N68327 13644	SHREDDER, PAPER	603, New Orleans	5	519
N68327 13647	MARTIN YALE 6200	603, New Orleans	5	564
N68327 13649	DRILL. ELECT	603, New Orleans	5	519
N68327 13720	TV, PHILLIPS	603, New Orleans	5	SAFE
N68327 13723	SHREDDER, CROSSCUT 55X	603, New Orleans	5	564
N68327 13768	MICROFICHE	603, New Orleans	5	564
N68327 13770	MICROFICHE	603, New Orleans	5	564
N68327 13771	HP FAX	603, New Orleans	5	564
N68327 13773	MICROFICHE	603, New Orleans	5	564
N68327 13774	MICROFICHE	603, New Orleans	5	564
N68327 13776	MICROFICHE	603, New Orleans	5	564
N68327 13780	HP FAX	603, New Orleans	5	564
N68327 13802	VACUUM, SMART	603, New Orleans	5	564
N68327 13803	VACUUM, SMART	603, New Orleans	5	564
N68327 13804	VACUUM, SMART	603, New Orleans	5	564
N68327 13806	TYPEWRITER, BROTHER	603, New Orleans	5	564
N68327 13807	TYPEWRITER, BROTHER	603, New Orleans	5	564
N68327 13808	TYPEWRITER, BROTHER	603, New Orleans	5	564
N68327 13821	PROJECTOR	237, Millington	2	225
N68327 13824	PROJECTOR, VIDEO	603, New Orleans	5	564
N68327 13826	HP FAX	603, New Orleans	5	564
N68327 13827	HP FAX	603, New Orleans	5	564
N68327 13830	VIDEO CAM, PANASONIC	603, New Orleans	5	564
N68327 13833	TYPEWRITER, BROTHER, ELECTRIC	601, New Orleans	3	CAGE

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
N68327 13834	TYPEWRITER, BROTHER	603, New Orleans	5	564
N68327 13835	ICEMAKER	601, New Orleans	6	BLDG 601
N68327 13843	HP FAX	603, New Orleans	5	564
N68327 13845	TYPEWRITER, BROTHER	603, New Orleans	5	564
N68327 13846	TYPEWRITER, BROTHER	603, New Orleans	5	564
N68327 13847	TYPEWRITER, BROTHER	603, New Orleans	5	564
N68327 13851	PA, AMP	603, New Orleans	5	564
N68327 13851	CALCULATOR	603, New Orleans	5	564
N68327 13854	VACUUM, HOOVER	603, New Orleans	5	564
N68327 15401	PA, SPEAKER	603, New Orleans	5	564
N68327 15402	PA, SPEAKER	603, New Orleans	5	564
N68327 15404	HP FAX	603, New Orleans	5	564
N68327 15411	TOOL KIT IT	603, New Orleans	5	564
N68327 15476	TV, PANASONIC	603, New Orleans	5	SAFE
N68327 15477	TV, PANASONIC	603, New Orleans	5	SAFE
N68327 15800	CAMERA CANNON, 20D DIGITAL	603, New Orleans	5	564
N68327 16663	HANDY CAP PHONE	603, New Orleans	5	564
N6832700024	LEKTRIEVER	603, New Orleans	5	564
N6832700025	LEKTRIEVER	603, New Orleans	5	564
N6832700028	LEKTRIEVER	603, New Orleans	5	564
N6832710324	LEKTRIEVER	603, New Orleans	5	564
N6832710325	LEKTRIEVER	603, New Orleans	5	564
	PITNEY BOWES, MAIL EQUIPMENT	603, New Orleans	5	530
	PITNEY BOWES, MAIL EQUIPMENT	601, New Orleans	3	CAGE
	PORTABLE SCALE	601, New Orleans	3	CAGE
	BANNING GEAR W/REAL & CRIMPS	601, New Orleans	3	CAGE
	VACUUM, FLOOR, HOOVER	601, New Orleans	3	CAGE
	VACUUM, FLOOR, HOOVER	601, New Orleans	3	CAGE
	VACUUM, FLOOR, HOOVER	601, New Orleans	3	CAGE
	HAND TRUCK, PALLET	601, New Orleans	3	CAGE
	HAND TRUCK, PALLET	603, New Orleans	5	564
	STORAGE LOCKER, FLAMABLE	601, New Orleans	3	CAGE
	STORAGE LOCKER, FLAMABLE	601, New Orleans	3	CAGE
	TOOL KIT	601, New Orleans	3	CAGE
	SAW, CIR, SKILSAW	601, New Orleans	3	CAGE
	FORKLIFT, ELECTRIC	601, New Orleans	1	
	STORAGE BIN, TOOL	603, New Orleans	5	519
	FAX PANASONIC	603, New Orleans	5	519
	FLASH, PENTAX	603, New Orleans	5	519
	LASER POINTER	603, New Orleans	5	519
	PAPER CUTTER, LARGE	601, New Orleans	3	CAGE
	PAPER CUTTER, LARGE	601, New Orleans	3	CAGE
	REFRIG, LARGE, ADMIRAL	601, New Orleans	3	CAGE

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
	OFFICE CHAIRS, 31 EACH	601, New Orleans	3	CAGE
	TV QUASAR	601, New Orleans	3	CAGE
	ZENITH 021-433400091	603, New Orleans	5	SAFE
	MAGAVOZ 06493793	603, New Orleans	5	SAFE
	REFRIG, LARGE	601, New Orleans	6	BLDG 601
	REFRIG, LARGE	601, New Orleans	6	BLDG 601
	PODIUM	601, New Orleans	6	BLDG 601
	PODIUM	601, New Orleans	6	BLDG 601
	PODIUM	601, New Orleans	6	BLDG 601
	PODIUM	601, New Orleans	6	564
	CHAIRS	601, New Orleans	6	BLDG 601
	TABLES	601, New Orleans	6	BLDG 601
	FAN, FLOOR, ELECT	601, New Orleans	3	CAGE
	PHONE, ANSWERING MACHNE	601, New Orleans	3	CAGE
	PHONE, ANSWERING MACHNE	601, New Orleans	3	CAGE
	CALCULATER CASIO HR-100TE	603, New Orleans	5	564
	MARTIN YALE 1632	603, New Orleans	5	564
	DESKLAMPS, 70 SLIVER	603, New Orleans	5	564
	PHONES. 70	603, New Orleans	5	564
	WALL PICTURES, 70	603, New Orleans	5	564
	REFRIG, SMALL	603, New Orleans	5	564
	REFRIG, SMALL	603, New Orleans	5	564
	UPS, APC	603, New Orleans	5	564
	UPS, APC	603, New Orleans	5	564
	UPS, APC	603, New Orleans	5	564
	SHIPS WHEEL	603, New Orleans	5	564
	MICRO WAVE	603, New Orleans	5	564
	TOOL KIT IT	603, New Orleans	5	564
	ENGRAVER, CONTROL MODULE	237, Millington	2	225
	CUTTER, PAPER, LARGE	237, Millington	2	225
	TOOL KIT	603, New Orleans	5	519
	(1)CONFERENCE TABLE	603, New Orleans	5	591
	(10) LEATHER STAND ALONE CHAIRS	603, New Orleans	5	591
	(3) CLOTH CHAIRS	603, New Orleans	5	591
	(4) END TABLES	603, New Orleans	5	591
	(1) COFFEE TABLE	603, New Orleans	5	591
	(1) FOUR-SHELF BOOKCASE	603, New Orleans	5	591
	(1) COMPUTER MONITOR STAND	603, New Orleans	5	591
	(1) TWO-DRAWER FILE CABINET	603, New Orleans	5	591
	(1) LONG SIX-DRAWER/TWO-DOOR CAB	603, New Orleans	5	591
	(2) LAMPS	603, New Orleans	5	591
	(1) THREE-DRAWER FILE CABINET	603, New Orleans	5	591
	(1) LEATHER COUCH	603, New Orleans	5	591
	(5) SINGLE DESKS	603, New Orleans	5	591

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
	(1) THREE-SHELF BOOKCASE	603, New Orleans	5	591
	(1) CHERRY-OAK TABLE	603, New Orleans	5	589
	(6) LEATHER CHAIRS WITH WHEELS	603, New Orleans	5	589
	(1) CLOTH COUCH	603, New Orleans	5	589
	(1) COFFEE TABLE	603, New Orleans	5	589
	(2) SINGLE DESKS	603, New Orleans	5	589
	(1) CLOTH DESK CHAIR W/ WHEELS	603, New Orleans	5	589
	(1) CHERRY WOOD WARDROBE	603, New Orleans	5	589
	(1) WHITE DRY-EASE BOARD	603, New Orleans	5	589
	(1) WHITE DRY-EASE MONTHLY PLANNER	603, New Orleans	5	589
	(1) CLOTH DESKCHAIR WITH WHEELS	603, New Orleans	5	584
	(2) CLOTH STAND-ALONE CHAIRS	603, New Orleans	5	584
	(1) TWO-DRAWER FILE CABINET	603, New Orleans	5	584
	(1) DESK	603, New Orleans	5	584
	(17) PARTITION DESKS	603, New Orleans	5	588B
	(19) PARTITION WALLS	603, New Orleans	5	588B
	(5) CLOTH DESK CHAIRS WITH WHEELS	603, New Orleans	5	588B
	(6) STAND ALONE CHAIRS	603, New Orleans	5	588B
	(1) WOODEN TABLE	603, New Orleans	5	588B
	(2) SINGLE DESKS WITH THREE-DRAWER	603, New Orleans	5	588B
	(1) THREE-DOOR FILE STAND	603, New Orleans	5	588B
	(1) WHITE DRY-EASE BOARD	603, New Orleans	5	588B
	(2) LEATHER STAND-ALONE CHAIRS	603, New Orleans	5	580
	(2) END TABLES (ONE WOOD/ONE MARB)	603, New Orleans	5	580
	(1) WOODEN TABLE	603, New Orleans	5	580
	(7) LEATHER CHAIRS	603, New Orleans	5	580
	(1) THREE-SHELVE CHERRY-OAK BOOK	603, New Orleans	5	580
	(1) TWO-DRAWER CHERRY-OAK FILE C	603, New Orleans	5	580
	(1) SINGLE DESK WITH NINE DRAWERS	603, New Orleans	5	580
	(1) PRINTER STAND WITH WHEELS	603, New Orleans	5	580
	(1) TALL OAKWOOD WARDROBE	603, New Orleans	5	580
	(1) SINGLE DESK	603, New Orleans	5	580
	(17) PARTITION DESK W/ 17 WALLS	603, New Orleans	5	580
	(1) TWO-DRAWER FILE CABINET	603, New Orleans	5	580
	(1) FOUR-DRAWER OVERHEAD CONNEC	603, New Orleans	5	580
	(1) TWO-DRAWER FILE CABINET	603, New Orleans	5	580
	(3) FOUR-DRAWER FILE CABINET	603, New Orleans	5	580
	(1) THREE-DRAWER FILE CABINET	603, New Orleans	5	580
	(1) TWO-DRAWER FILE CABINET	603, New Orleans	5	580
	(4) LEATHER DESK CHAIRS WITH WHEEL	603, New Orleans	5	580

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
	(11) CLOTH DESK CHAIRS WITH WHEELS	603, New Orleans	5	580
	(2) TABLES	603, New Orleans	5	580
	(6) CLOTH TABLE CHAIRS	603, New Orleans	5	580
	(2) PARTITION DESKS W/ SEVEN WALLS	603, New Orleans	5	588A
	(4) OVERHEAD FILE CABINETS	603, New Orleans	5	588A
	(1) TABLE	603, New Orleans	5	588A
	(8) CLOTH CHAIRS WITH WHEELS	603, New Orleans	5	588A
	(2) SINGLE DESK WITH TWO OVERHEAD	603, New Orleans	5	588A
	AND (2) TWO-DRAWER FILE CABINETS	603, New Orleans	5	588A
	(1) LEATHER DESK CHAIR WITH WHEELS	603, New Orleans	5	588A
	(2) STAND-ALONE CLOTH CHAIRS	603, New Orleans	5	588A
	(1) CHERRYWOOD THREE-SHELVE BOOKCASE	603, New Orleans	5	588A
	(1) CLOTH COUCH	603, New Orleans	5	569B
	(1) FILE CABINET	603, New Orleans	5	569B
	(1) CLOTH DESK CHAIR WITH WHEELS	603, New Orleans	5	569B
	(1) LEATHER DESK CHAIR WITH WHEELS	603, New Orleans	5	569B
	(1) FOUR-PARTITION DESK W/2-DOOR SAFE	603, New Orleans	5	569B
	(1) SAFE	603, New Orleans	5	569B
	(4) 2&3-DRAWER FILE CABINETS	603, New Orleans	5	569B
	(1) PRINTER STAND	603, New Orleans	5	569B
	(1) ROUND TABLE	603, New Orleans	5	569B
	(4) CLOTH STAND-ALONE CHAIRS	603, New Orleans	5	569B
	(1) REFRIGERATOR	603, New Orleans	5	569B
	(28) PARTITION DESKS	603, New Orleans	5	571
	(2) FIVE-DRAWER FILE CABINETS	603, New Orleans	5	571
	(6) SINGLE DESK	603, New Orleans	5	571
	(20) CLOTH DESK CHAIRS WITH WHEELS	603, New Orleans	5	571
	(2) LEATHER DESK CHAIR WITH WHEELS	603, New Orleans	5	571
	(1) SIX-SHELVE BOOKCASE	603, New Orleans	5	571
	(1) COMPUTER STAND	603, New Orleans	5	571
	(1) FIVE-DRAWER/3 DOOR SAFE	603, New Orleans	5	571
	(2) FIVE-PARTITION DESK W/ THREE-DOOR SAFE	603, New Orleans	5	571
	(2) THREE-SHELVE BOOKCASE	603, New Orleans	5	571
	(1) ROUNDTABLE	603, New Orleans	5	571
	(1) SINGLE DESK	603, New Orleans	5	571B
	(3) CLOTH DESK CHAIRS WITH WHEELS	603, New Orleans	5	571B
	(1) FILE CABINET	603, New Orleans	5	571B
	(3) FOUR-PARTITION DESK (TWO-DRAWER)	603, New Orleans	5	571B
	(2) NINE-PARTITION DESKS	603, New Orleans	5	571B

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
	(1) CONFERENCE TABLE	603, New Orleans	5	501
	(8) CLOTH STAND-ALONE CHAIRS	603, New Orleans	5	501
	(1) CLOTH DESK CHAIR WITH WHEELS	603, New Orleans	5	501
	(1) LARGE WHITE DRY-EASE BOARD	603, New Orleans	5	501
	(2) SINGLE DESK	603, New Orleans	5	501
	(1) COMPUTER STAND	603, New Orleans	5	501
	(4) TWO-DOOR FILE CABINET	603, New Orleans	5	501
	(4) CLOTH STAND-ALONE CHAIRS	603, New Orleans	5	501
	(1) LEATHER DESK CHAIR	603, New Orleans	5	501
	(1) THREE-DRAWER FILE CABINET	603, New Orleans	5	501
	(1) THREE-PARTITION DESK W/3-DOOR OVERHEAD STORAGE(CONT.)	603, New Orleans	5	501
	(1) PRINTER STAND	603, New Orleans	5	501
	(8) SINGLE DESKS	603, New Orleans	5	535
	(11) CLOTH DESK CHAIRS WITH WHEEL	603, New Orleans	5	535
	(1) LEATHER DESK CHAIR WITH WHEEL	603, New Orleans	5	535
	(1) COMPUTER STAND	603, New Orleans	5	535
	(1) PRINTER STAND	603, New Orleans	5	535
	(1) THREE-SHELF BOOKCASE	603, New Orleans	5	535
	(1) DRY-EASE BOARD	603, New Orleans	5	535
	(1) TWO-DOOR FILE CABINET	603, New Orleans	5	577
	(1) THREE-DRAWER FILE CABINET	603, New Orleans	5	577
	(1) COMPUTER STAND	603, New Orleans	5	577
	(1) SINGLE DESK	603, New Orleans	5	577
	(8) CLOTH DESK CHAIR WITH WHEELS	603, New Orleans	5	577
	(1) THREE-SHELF BOOKCASE	603, New Orleans	5	577
	(4) CLOTH STAND-ALONE CHAIRS	603, New Orleans	5	577
	(2) SINGLE DESKS WITH TWO OVERHEA	603, New Orleans	5	577
	(10) PARTITION DESKS WITH OVERHEA	603, New Orleans	5	577
	(1) SINGLE DESK	603, New Orleans	5	581A
	(1) LEATHER DESK CHAIR WITH WHEEL	603, New Orleans	5	581A
	(1) WHITE DRY-EASE BOARD	603, New Orleans	5	581A
	(1) LEATHER COUCH	603, New Orleans	5	589
	(2) SINGLE TWO-SECTION EACH, SINGL	603, New Orleans	5	589
	(1) THREE-SHELF BOOKCASE	603, New Orleans	5	589
	(1) SIX-DRAWER/TWO-DOOR FILE CABIN	603, New Orleans	5	589
	(1) THREE-DRAWER FILE CABINET	603, New Orleans	5	589
	(1) MARBLE-TOP ENDTABLE	603, New Orleans	5	589
	(1) SINGLE TABLE	603, New Orleans	5	593

I.D NUMBER	ITEM NAME/DESCRIPTION	BLDG	FLOOR	ROOM
	(1) SINGLE DESK	603, New Orleans	5	593
	(8) CLOTH STAND-ALONE CHAIRS	603, New Orleans	5	593
	(2) LEATHER STAND-ALONE CHAIRS	603, New Orleans	5	593
	(1) LEATHER COUCH	603, New Orleans	5	593
	(2) END TABLES	603, New Orleans	5	593
	(1) LAMP	603, New Orleans	5	593
	(1) SEVEN-SHELVE BOOKCASE	603, New Orleans	5	593
	(2) TWO-SHELVE BOOKCASE	603, New Orleans	5	593
	(1) COMPUTER STAND	603, New Orleans	5	593
	(1) THREE-DRAWER/TWO-DOOR FILE C	603, New Orleans	5	593
	(1) SINGLE DESK	603, New Orleans	5	581A
	(1) CONFERENCE TABLE	603, New Orleans	5	581A
	(8) CLOTH STAND-ALONE CHAIRS	603, New Orleans	5	581A
	(2) WHITE DRY-EASE BOARDS	603, New Orleans	5	581A
	(2) LEATHER STAND-ALONE CHAIRS	603, New Orleans	5	581A
	(1) LEATHER DESK CHAIR WITH WHEEL	603, New Orleans	5	581A
	(1) WOODEN WARDROBE	603, New Orleans	5	581A
	(1) FOUR-DOOR FILE CABINET	603, New Orleans	5	581A
	(1) COMPUTER STAND	603, New Orleans	5	581A
	(1) FOUR-SHELVE BOOKCASE	603, New Orleans	5	581A
	(95) PARTITION DESKS w/ 2 drawer file cabinet and open door 3 shelf file cabinet	603, New Orleans	5	500
	(95) CHAIRS	603, New Orleans	5	500
	(10) 5 DRAWER FILE CABINETS	603, New Orleans	5	500
	(10) 5 drawer file cabinets	603, New Orleans	5	500
	1 = TO BE RELOCATED TO MILLINGTON TENNESSEE FOR CONTINUED USE			
	3 = AVAILABLE TO THE LRA FOR HUD, DRMO, ETC.			

APPENDIX I
INITIAL SITE VISIT PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Interior hall</i>	
DISK #: 1	
PHOTO #: 1	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Interior hall</i>	
DISK #: 1	
PHOTO #: 2	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Bulletin board</i>	
DISK #: 1	
PHOTO #: 3	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Office space</i>	
DISK #: 1	
PHOTO #: 4	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Office space</i>	
DISK #: 1	
PHOTO #: 3	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 File room Note outdated equipment</i> (Pn L-R) Little-Wood Saizan Hunter Villavaso Kirksey	
DISK #: 1	
PHOTO #: 4	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Office space</i>	
DISK #: 1	
PHOTO #: 5	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Wiring above drop ceiling hanging down</i>	
DISK #: 1	
PHOTO #: 6	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 USAED New Orleans office space (active)</i> (Pn L-R) Villavaso Saizan Little-Wood Hunter Kirksey	
DISK #: 1	
PHOTO #: 7	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 USAED New Orleans office space (active)</i>	
DISK #: 1	
PHOTO #: 8	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 stairwell</i>	
DISK #: 1	
PHOTO #: 9	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 stairwell</i>	
DISK #: 1	
PHOTO #: 10	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Office space</i>	
DISK #: 1	
PHOTO #: 11	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Office space</i>	
DISK #: 1	
PHOTO #: 12	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Office space, secure room</i> <i>Note raised floor to accommodate cabling</i>	
DISK #: 1	
PHOTO #: 13	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View from Bldg. 603 south to MARAD property</i>	
DISK #: 1	
PHOTO #: 14	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 hallway</i> (Pn L-R) Hunter Saizan Villavaso Van Horn Little-Wood	
DISK #: 1	
PHOTO #: 15	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 Wiring above drop ceiling at security door</i>	
DISK #: 1	
PHOTO #: 16	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 603 security door</i>	
DISK #: 1	
PHOTO #: 17	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Pedestrian bridge between Bldgs. 602 and 603</i>	
DISK #: 1	
PHOTO #: 18	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg 602 modular office space and furnishings</i>	
DISK #: 1	
PHOTO #: 19	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg 602 modular office space and furnishings</i>	
DISK #: 1	
PHOTO #: 20	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 602 parking deck</i>	
DISK #: 1	
PHOTO #: 21	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Bldg. 602 parking deck</i>	
DISK #: 1	
PHOTO #: 22	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View from parking garage ramp to NE</i>	
DISK #: 1	
PHOTO #: 23	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View from parking garage ramp to N</i>	
DISK #: 1	
PHOTO #: 24	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View from parking garage ramp S between Bldgs. 601 and 602</i>	
DISK #: 1	
PHOTO #: 25	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View from parking garage ramp SE to NW corner of Bldg. 601</i>	
DISK #: 1	
PHOTO #: 26	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View from parking garage ramp W to NE corner of Bldg. 603</i>	
DISK #: 1	
PHOTO #: 27	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View from ground N between Bldgs. 601 and 602</i>	
DISK #: 1	
PHOTO #: 28	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>(Comments)</i>	
DISK #: 1	
PHOTO #: 29	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>S end of Bldg. 601 showing connection to structure leading to MARAD property</i>	
DISK #: 1	
PHOTO #: 30	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View from ground SE showing structure leading to MARAD property</i>	
DISK #: 1	
PHOTO #: 31	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View from ground W toward NOPBRR spurs</i>	
DISK #: 1	
PHOTO #: 32	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View from ground N between Bldgs. 601 and 602</i>	
DISK #: 1	
PHOTO #: 33	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View of NSA ferry terminus (moored barge and walkway)</i>	
DISK #: 1	
PHOTO #: 34	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View of NSA ferry terminus walkway entry</i>	
DISK #: 1	
PHOTO #: 35	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Surface drainage structures E of Bldg. 601</i>	
DISK #: 1	
PHOTO #: 36	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>Surface cracks in Bldg. 602, N side</i>	
DISK #: 1	
PHOTO #: 37	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>View E between parking garage and Bldg. 602</i>	
DISK #: 1	
PHOTO #: 38	

PHOTOGRAPHIC LOG

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>NE corner of Bldg. 602 showing parking garage connection</i>	
DISK #: 1	
PHOTO #: 39	

DATE:081808	JOB #: 10001590
TAKEN BY: DVH	SITE NAME: NSA East Bank
COMMENTS: <i>NE corner Bldg. 603</i>	
DISK #: 1	
PHOTO #: 40	

APPENDIX J

NOVEMBER 7, 2008 VISIT PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View from catwalk between bldg. 603/602 looking south</i>	
DISK #: 1	
PHOTO #: 1	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View from catwalk between bldg. 603/602 looking north</i>	
DISK #: 1	
PHOTO #: 2	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of interior parking and structural columns in Bldg. 602</i>	 <p>2008/11/17 11:42</p>
DISK #: 1	
PHOTO #: 3	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of interior parking and structural columns in Bldg. 602</i>	 <p>2008/11/17 11:42</p>
DISK #: 1	
PHOTO #: 4	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View from catwalk between bldg. 6023/601 looking north</i>	
DISK #: 1	
PHOTO #: 5	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View from catwalk between bldg. 6023/601 looking south</i>	
DISK #: 1	
PHOTO #: 6	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View from catwalk between bldg. 6023/601 looking north</i> <i>2. View of water storage structure on Bldg. 601</i>	 <p>A photograph showing the exterior of a multi-story building with a prominent white cylindrical water storage tank on its roof. The building has several windows and a utility line runs across the sky in the foreground. A timestamp '2008/11/17 11:44' is visible in the bottom right corner of the photo.</p>
DISK #: 1	
PHOTO #: 7	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. Interior view of elevator space and interior structural system within Bldg. 601</i>	 <p>An interior photograph of an elevator shaft or utility area. The space is characterized by a series of white structural columns supporting a ceiling with exposed pipes and fluorescent lighting. The floor is carpeted. A timestamp '2008/11/17 11:47' is visible in the bottom right corner of the photo.</p>
DISK #: 1	
PHOTO #: 8	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. Interior view of elevator space and interior structural system within Bldg. 601</i>	 <p>A photograph showing a long, narrow hallway or elevator shaft. The walls are light-colored, and the floor is dark. There are several large, dark metal cabinets or doors on the left side. A large white pillar is visible on the right. The ceiling has recessed lighting and some pipes. A timestamp '2008/11/17 11:47' is visible in the bottom right corner of the photo.</p>
DISK #: 1	
PHOTO #: 9	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. Close up view of interior fire sprinkler piping, electrical wiring and floor system in building 601</i>	 <p>A close-up photograph of a red fire sprinkler pipe. The pipe is horizontal and runs across the frame. It is connected to a vertical pipe on the left. There is a small red valve or fitting on top of the horizontal pipe. The background is a plain, light-colored wall. A timestamp '2008/11/17 11:47' is visible in the bottom right corner of the photo.</p>
DISK #: 1	
PHOTO #: 10	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of interior storage area in Bldg 601</i>	
DISK #: 1	
PHOTO #: 11	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. Exterior view of south sides of Bldgs 601, 602 and 603 looking east</i>	
DISK #: 1	
PHOTO #: 12	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of NOPB Rail Line along southern edge of the site</i>	
DISK #: 1	
PHOTO #: 13	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of enclosed material conveyance structure from Bldg. 601 leading to MARAD dock facilities</i>	
DISK #: 1	
PHOTO #: 14	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. Exterior view of the south façade of BLdg. 601</i>	 <p>A low-angle photograph of a multi-story concrete building with a grid of windows. The building is set against a clear blue sky. A timestamp in the bottom right corner of the photo reads '2008/11/17 11:51'.</p>
DISK #: 1	
PHOTO #: 15	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of hazardous material storage sheds on the east side of the site</i>	 <p>A photograph showing several white and yellow hazardous material storage sheds in an open area. In the foreground, there is a grassy area with a circular manhole cover. A long, low building is visible in the background. A timestamp in the bottom right corner of the photo reads '2008/11/17 11:51'.</p>
DISK #: 1	
PHOTO #: 16	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. Exterior view of the south and east façades of Bldg. 601</i>	
DISK #: 1	
PHOTO #: 17	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of exterior space (1st floor) of Bldg. 602</i> <i>2. View of interstitial space between Bldgs. 601/602</i>	
DISK #: 1	
PHOTO #: 18	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. Exterior view of the south and east façades of Bldg. 601</i>	 <p>2006/11/17 11:52</p>
DISK #: 1	
PHOTO #: 19	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of enclosed material conveyance structure from Bldg. 601 leading to MARAD dock facilities looking west from the SE corner of the site</i>	 <p>2006/11/17 11:54</p>
DISK #: 1	
PHOTO #: 20	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. Exterior view of the south and east façades of Bldg. 601</i>	 <p>2008/11/17 11:54</p>
DISK #: 1	
PHOTO #: 21	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of exterior space (1st floor) of Bldg. 601</i> <i>2. View of parking area on the east side of the site</i>	 <p>2008/11/17 12:00</p>
DISK #: 1	
PHOTO #: 22	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of the north façade of Buildings 601, partial façade of bldg 602 and added parking structure attached to Bldg 602, looking generally west</i>	 A photograph showing the north facade of Buildings 601 and 602, along with an attached parking structure. The scene is viewed from a generally westward perspective. In the foreground, a silver SUV is parked, and a red car is partially visible. A timestamp '2008/11/17 12:03' is visible in the bottom right corner of the photo.
DISK #: 1	
PHOTO #: 23	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of the north façade of Buildings 601, partial façade of bldg 602 and added parking structure attached to Bldg 602, looking generally west</i>	 A photograph showing the north facade of Buildings 601 and 602, along with an attached parking structure. The scene is viewed from a generally westward perspective. In the foreground, a silver SUV is parked, and a red car is partially visible. A timestamp '2008/11/17 12:06' is visible in the bottom right corner of the photo.
DISK #: 1	
PHOTO #: 24	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. Exterior view of the east façade of Bldg. 601 looking SW</i>	
DISK #: 1	
PHOTO #: 25	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. Exterior view of the east façade of Bldg. 601 and parking area looking south</i>	
DISK #: 1	
PHOTO #: 26	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
<p>COMMENTS:</p> <p><i>1. View of existing recreation building and surrounding open space looking NW across the site</i></p>	
DISK #: 1	
PHOTO #: 27	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
<p>COMMENTS:</p> <p><i>1. View of existing fuel station at the north end of the site looking NNW</i></p> <p><i>2. View of north entry control point (not currently in use)</i></p>	
DISK #: 1	
PHOTO #: 28	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of existing fuel station at the north end of the site looking NNW</i>	
DISK #: 1	
PHOTO #: 29	

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of existing fuel station underneath fuel point canopy</i>	
DISK #: 1	
PHOTO #: 30	

PHOTOGRAPHIC LOG

DATE: 17 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of Bldgs. 601, 602 with attached garage structure and recreation facility from the fuel station looking SSW across the site</i>	 <p>A photograph showing a view of large, multi-story brick buildings (Bldgs. 601 and 602) with an attached garage structure and a recreation facility. The view is from a fuel station looking SSW across the site. A utility pole with transformers is in the foreground, and a red fire hydrant is visible on the right. The date and time stamp '2008/11/17 12:07' is in the bottom right corner.</p>
DISK #: 1	
PHOTO #: 31	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of unidentified blvd. in the vicinity of the site looking south</i>	 <p>A photograph showing a view of an unidentified street looking south. The street is paved and has a grassy area on the right. There are utility poles and trees in the background. The date and time stamp '2008/11/18 10:20' is in the bottom right corner.</p>
DISK #: 1	
PHOTO #: 32	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of unidentified street</i>	
DISK #: 1	
PHOTO #: 33	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of NOCCA facilities looking SSW</i>	
DISK #: 1	
PHOTO #: 34	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of industrial building and abandoned building (right) looking east along Chartres St.</i>	 <p>2008/11/18 10:23</p>
DISK #: 1	
PHOTO #: 35	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of industrial building (right) looking west along Chartres St.</i>	 <p>2008/11/18 10:23</p>
DISK #: 1	
PHOTO #: 36	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of industrial building looking east along Chartres St.</i>	
DISK #: 1	
PHOTO #: 37	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of abandoned building looking east along Chartres St.</i> <i>2. View of railroad line currently still in service adjacent to NOCCA facility and parking across the tracks</i>	
DISK #: 1	
PHOTO #: 38	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of NOCCA facilities looking SSW</i>	
DISK #: 1	
PHOTO #: 39	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of material storage yard along Chartres St.</i>	
DISK #: 1	
PHOTO #: 40	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of improved residential structures along Poland Ave. adjacent to the site</i>	
DISK #: 1	
PHOTO #: 41	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of multi-family residential structure in the neighborhood adjacent to the site</i>	
DISK #: 1	
PHOTO #: 42	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of industrial structure in the neighborhood adjacent to the site</i>	
DISK #: 1	
PHOTO #: 43	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of light industrial uses in close proximity to residential uses in the neighborhood adjacent to the site</i>	
DISK #: 1	
PHOTO #: 44	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of improved residential structures along a residential street within the neighborhood</i>	
DISK #: 1	
PHOTO #: 45	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of dilapidated residential structure along a residential street within the neighborhood</i>	
DISK #: 1	
PHOTO #: 46	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of improved residential structures along a residential street within the neighborhood</i>	
DISK #: 1	
PHOTO #: 47	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of improved residential structures along a residential street within the neighborhood</i>	
DISK #: 1	
PHOTO #: 48	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of improved non-residential structures along a residential street within the neighborhood</i>	
DISK #: 1	
PHOTO #: 49	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of improved non-residential structures (artist's lofts/studios) along Poland Ave.</i>	
DISK #: 1	
PHOTO #: 50	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
<p>COMMENTS:</p> <p><i>1. View of improved non-residential structures (artist's lofts/studios) along Poland Ave.</i></p>	
DISK #: 1	
PHOTO #: 51	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
<p>COMMENTS:</p> <p><i>1. View of off-street parking area for improved non-residential structures (artist's lofts/studios) along Poland Ave.</i></p>	
DISK #: 1	
PHOTO #: 52	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of streetscape in the Central Business District</i>	
DISK #: 1	
PHOTO #: 53	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of second floor and above balcony and architectural detailing near downtown</i>	
DISK #: 1	
PHOTO #: 54	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of streetscape in the Central Business District</i>	
DISK #: 1	
PHOTO #: 55	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of streetscape in the Central Business District</i>	
DISK #: 1	
PHOTO #: 56	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of architectural detailing of a building within the Central Business District</i>	
DISK #:	
PHOTO #: 57	

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS: <i>1. View of architectural detailing of a building within the Central Business District</i>	
DISK #: 1	
PHOTO #: 58	

PHOTOGRAPHIC LOG

DATE: 18 Nov 08	JOB #: 10001590
TAKEN BY: CJG	SITE NAME: NSA East Bank
COMMENTS:	
DISK #: 1	
PHOTO #: 8	

APPENDIX K
FEDERAL REGISTER

request to review and approve an extension of a currently approved information collection requirement concerning subcontract consent. A request for public comments was published in the **Federal Register** at 71 FR 7547, on February 13, 2006. No comments were received.

Public comments are particularly invited on: Whether this collection of information is necessary for the proper performance of functions of the FAR, and whether it will have practical utility; whether our estimate of the public burden of this collection of information is accurate, and based on valid assumptions and methodology; ways to enhance the quality, utility, and clarity of the information to be collected; and ways in which we can minimize the burden of the collection of information on those who are to respond, through the use of appropriate technological collection techniques or other forms of information technology.

DATES: Submit comments on or before June 9, 2006.

ADDRESSES: Submit comments including suggestions for reducing this burden to: FAR Desk Officer, OMB, Room 10102, NEOB, Washington, DC 20503, and a copy to the General Services Administration, FAR Secretariat (VIR), Room 4035, 1800 F Street, NW, Washington, DC 20405.

FOR FURTHER INFORMATION CONTACT: Rhonda Cundiff, Acquisition Policy Division, GSA (202) 501-0044.

SUPPLEMENTARY INFORMATION:

A. Purpose

The objective to consent to subcontract, as discussed in FAR Part 44, is to evaluate the efficiency and effectiveness with which the contractor spends Government funds, and complies with Government policy when subcontracting. The consent package provides the administrative contracting officer a basis for granting, or withholding consent to subcontract.

B. Annual Reporting Burden

Number of Respondents: 4,252.

Responses Per Respondent: 3.61.

Total Responses: 15,349.

Average Burden Hours Per Response: .87.

Total Burden Hours: 13,353.

Obtaining Copies of Proposals:

Requesters may obtain a copy of the information collection documents from the General Services Administration, FAR Secretariat (VIR), Room 4035, 1800 F Street, NW, Washington, DC 20405, telephone (202) 501-4755. Please cite OMB Control Number 9000-0149, Subcontract Consent, in all correspondence.

Dated: May 4, 2006.

Ralph De Stefano,

Director, Contract Policy Division.

[FR Doc. E6-7081 Filed 5-9-06; 8:45 am]

BILLING CODE 6820-EP-S

DEPARTMENT OF DEFENSE

Department of the Navy

Information on Surplus Land at a Military Installation Designated for Disposal: Naval Support Activity "East Bank", New Orleans, LA

AGENCY: Department of the Navy, DoD.

ACTION: Notice.

SUMMARY: This notice provides information on the surplus property at Naval Support Activity "East Bank", New Orleans, Louisiana.

FOR FURTHER INFORMATION CONTACT: Ms. Kimberly Kesler, Director, Base Realignment and Closure Program Management Office, 1455 Frazee Road, San Diego, CA 92108-4310, telephone 619-532-0993; or Mr. James E. Anderson, Director, Base Realignment and Closure Management Office, 2144 Eagle Drive, North Charleston, SC 29406, telephone 843-820-5809.

SUPPLEMENTARY INFORMATION: In 2005, Naval Support Activity "East Bank", New Orleans was designated for closure under the authority of the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, as amended (the Act). Pursuant to this designation, on January 23, 2006, land and facilities at this installation were declared excess to the Department of Navy (Navy) and available to other Department of Defense components and other federal agencies. The Navy has evaluated all timely Federal requests and has made a decision on property required by the Federal Government.

Notice of Surplus Property. Pursuant to paragraph (7)(B) of Section 2905(b) of the Act, as amended by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the following information regarding the redevelopment authority for surplus property at Naval Support Activity "East Bank", New Orleans, Louisiana is published in the **Federal Register**.

Surplus Property Description. The following is a list of the land and facilities at Naval Support Activity "East Bank", New Orleans that are surplus to the needs of the Federal Government.

a. *Land.* Naval Support Activity "East Bank", New Orleans consists of approximately 25 acres of improved fee simple land located within Orleans

parish and the City of New Orleans. In general, this area will be available when the installation closes in March 2011.

b. *Buildings.* The following is a summary of the buildings and other improvements located on the above-described land that will also be available when the installation closes. Property numbers are available on request.

(1) *Administrative/Communication facilities (7 structures).* Comments: Approximately 1,512,629 square feet.

(2) *Miscellaneous facilities (2 structures).* Comments: Includes Gas Station and Switching Building.

(3) *Paved areas (roads and surface areas).* Comments: Approximately 1,640 square yards consisting of roads, sidewalks, parking lots, etc.

(4) *Recreational facilities.* Comments: Indoor and outdoor playing courts.

(5) *Utility facilities.* Comments: Measuring systems vary; gas and water distribution.

Disposal Procedures. At such time as a Local Redevelopment Authority (LRA) is recognized in accordance with Section 2905(b)(7)(B) of the Act, the Department of Defense will publish in the Federal Register and in a newspaper of general circulation in the communities in the vicinity of the installation information on the LRA. The LRA will commence a community outreach effort with respect to the surplus property and will publish in a newspaper of general circulation in the communities within the vicinity of Naval Support Activity, New Orleans, a notice of the time period during which the LRA will receive notices of interest from State and local governments, representatives of the homeless, and other interested parties. That publication will include the name, address, telephone number, and the point of contact for the LRA who can provide information on the prescribed form and contents of the notices of interest.

Dated: May 3, 2006.

Eric McDonald,

Lieutenant Commander, Judge Advocate General's Corps, U.S. Navy, Federal Register Liaison Officer.

[FR Doc. 06-4350 Filed 5-9-06; 8:45 am]

BILLING CODE 3810-FF-M

APPENDIX L
GLOSSARY AND ACRONYMS

ACM	Asbestos Containing Materials
ACORN	Association of Community Organizations for Reform Now
AICP	American Institute of Certified Planners
AST	Aboveground Storage Tank
BRAC	Base Realignment and Closure
BRRM	Base Redevelopment and Realignment Manual
CBD	Central Business District
CEcD	
cfs	cubic feet per second
DoD	U.S. Department of Defense
ECPR	Environmental Condition of Property Report
EDC	
EFH	Essential Fish Habitat
EICAR	Emissions Inventory and Compliance Assessment Report
ENGCOM	Engineering Command
EOC	Emergency Operations Center
EPA	U.S. Environmental Protection Agency
EQA	Environmental Quality Assessment
ft/s	feet per second
GIS	Geographic Information Systems
GISP	Geographic information Systems Professional
GNO	Greater New Orleans
GNOCDC	GNO Community Data Center
GO	Gulf Opportunity
GSA	U.S. General Services Administration
HHS	U.S. Department of Health and Human Services
HUD	U.S. Department of Housing and Urban Development
JRB	Joint Reserve Base
LBA	Legally Binding Agreement
LBP	Lead-Based Paint
LCA	
LDEQ	Louisiana Department of Environmental Quality
LI	Light Industrial
LIHTC	Low Income Housing Tax Credits
LRA	Local Redevelopment Authority
MEC	Munitions and Explosives of Concern
MSA	Metropolitan Statistical Area
MURP	Masters of Urban and Regional Planning
NAS	Naval Air Station
NAVFAC	Naval Facilities Engineering Command
NIMS	
NOATF	New Orleans Advisory Task Force
NOCCA	New Orleans Center for Creative Arts
NOI	Notice of Interest
NOLA	New Orleans, LA
NOMA	New Orleans Metropolitan Area

NOPB	New Orleans Public Belt Railroad
NRHP	National Register of Historic Places
NSA	Naval Support Activity
OEA	Office of Economic Adjustment
pCi/L	PicoCuries per Liter
P.E.	Professional Engineer
PIP	Public Involvement Program
PPI	Personal Property Inventory
PSF	Per Square Foot
RTA	Regional Transit Authority
SF	Square Feet
S&WB	New Orleans Sewer and Water Board
SWOT	Strengths, Weaknesses, Opportunities, and Threats
UNITY	Unity of Greater New Orleans
UNO	University of New Orleans
UNOP	Unified New Orleans Plan
URS	URS Corporation
VA	U.S. Department of Veterans Affairs

APPENDIX M
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Source (Citation):

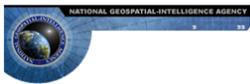
This imagery was produced through a cooperative agreement entered into with the State of Louisiana, the Governor's Office of Homeland Security and Emergency Preparedness (OEP), the United States Army Corps of Engineers, the United States Geological Survey (USGS), the National Geospatial-Intelligence Agency (NGA), the Plaquemines Parish Emergency Planning Committee, and the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard and St. Tammany Parishes (RPC).

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Imagery Information:

The true color aerial photography was flown between February and May 2006 by 3001, Inc. using the Z/I imaging DMC digital camera. The photography is projected to UTM NAD 83, unit of measure is meter. The photographic spatial resolution is approximately a 6" pixel.

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The RPC is not responsible for any errors arising from any use of alterations made to the data.

Under no circumstances is resale of this data permitted.

Imagery Information:

The true color aerial imagery was captured between February and April 2008 by DigitalGlobe and distributed under a license for civil government.

The imagery is projected to State Plane NAD 83, unit of measure is feet.

The spatial resolution is approximately a one foot pixel.

Any use of the data must be accompanied with this citation and accompanying seals and logos.



Figure Credits

Figure ES-1: NSA East Bank Study Area (in red)

New Orleans East NE, LA USGS DOQQ [GIS MrSID Imagery File] Data distributed by "Atlas: The Louisiana Statewide GIS." Weblink: <http://atlas.lsu.edu> LSU CADGIS Research Laboratory, Baton Rouge, LA, 2006.

Figure 1-1: Naval Support Activity New Orleans East Bank and Vicinity

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Figure 2-1: New Orleans Neighborhoods in the Vicinity of NSA East Bank

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Figure 3-1: NSA East Bank Flood Zones

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Figure 4-5: Study Area with Current and Future Developments

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Figure 4-6: Existing Zoning Map

Zoning [GIS shapefile] City of New Orleans GIS Department (CNOGIS)Website, <http://gisweb.cityofno.com/cnogis/dataportal.aspx>. New Orleans, LA, 2006. Using *ArcMap* [GIS software]. Version 9.2. Redlands, CA: Environmental Systems Research Institute, 1999-2006.

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Figure 4-7: Existing Land Use Designations

exist_luse_city [GIS shapefile] City of New Orleans GIS Department (CNOGIS). New Orleans, LA, 1999, 2002. Using *ArcMap* [GIS software]. Version 9.2. Redlands, CA: Environmental Systems Research Institute, 1999-2006.

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Figure 4-8: Future Land Use Designations

prpsdlu_city [GIS shapefile] City of New Orleans GIS Department (CNOGIS). New Orleans, LA, 1999, 2002/2003. Using *ArcMap* [GIS software]. Version 9.2. Redlands, CA: Environmental Systems Research Institute, 1999-2006.

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Figure 5-1: Recommended Reuse Plan

rpc_orl_nsa_poland_2006_6in.tiff [GIS aerial imagery]. New Orleans Regional Planning Commission GIS Files. New Orleans, LA. New Orleans Regional Planning Commission, 2006. Using *ArcMap* [GIS software]. Version 9.2. Redlands, CA: Environmental Systems Research Institute, 1999-2006.

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Figure 5-3: Positive Negative Space Analysis

new_orleans_downtown_3d_bldgs [GIS shapefile] City of New Orleans GIS Department (CNOGIS). New Orleans, LA, Metadata/date produced unknown. Using *ArcMap* [GIS software]. Version 9.2. Redlands, CA: Environmental Systems Research Institute, 1999-2006.

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