

Port Inner Harbor Economic Revitalization Plan (PIER Plan)



AAPA Energy & Environment Seminar
September 11, 2018



PORT NOLA
THE PORT OF NEW ORLEANS
A Global Reach, A Greener Future

Port
Inner Harbor
Economic
Revitalization
Plan
(PIER Plan)

**PROJECT IS MADE POSSIBLE THROUGH
EPA BROWNFIELDS AREA-WIDE PLANNING GRANT**

REGION 6 Project Officer: Denise Williams

\$200,000 Planning Grant

Purpose: Bring Property Back into Commerce

Program: Catalyst Site (s), Stakeholder Engagement,
Technical & Planning Expertise

Restrictions: No funding for assessments, surveys,
construction or cleanup. No federal land or projects
included, or sites in litigation. PLANNING ONLY.

PIER Plan Purpose & Need

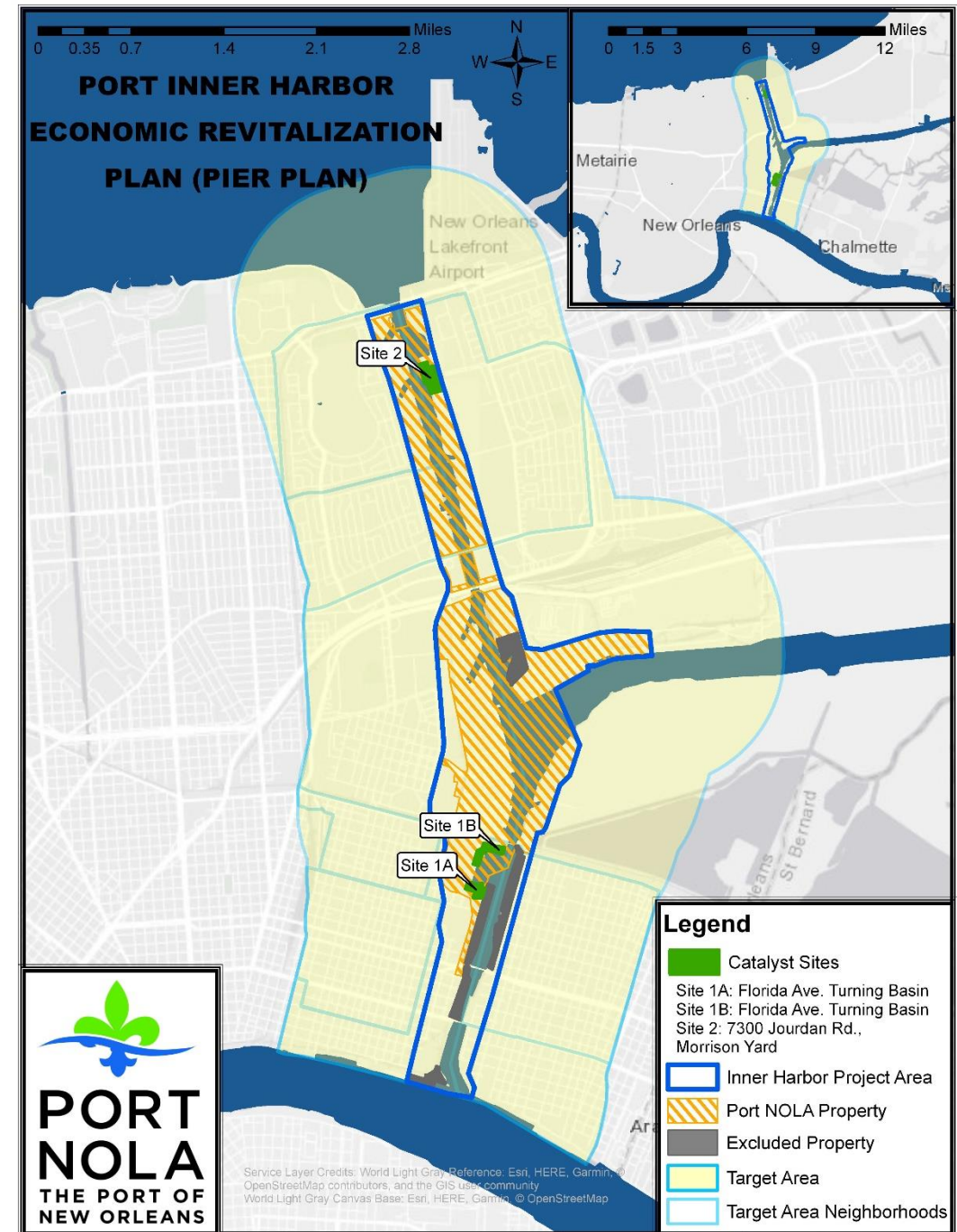
Create a vision for a *vibrant economic corridor*

By identifying opportunities and addressing challenges:

- Infrastructure
- Environmental
- Access
- Blight
- Vacancy/ Underuse
- Jobs & Workforce
- Transportation modes
- Others...

With our **KEY PARTNERS:**

- City of New Orleans
- Regional Planning Commission
- Deep South Center for Environmental Justice
- Louisiana Department Environmental Quality

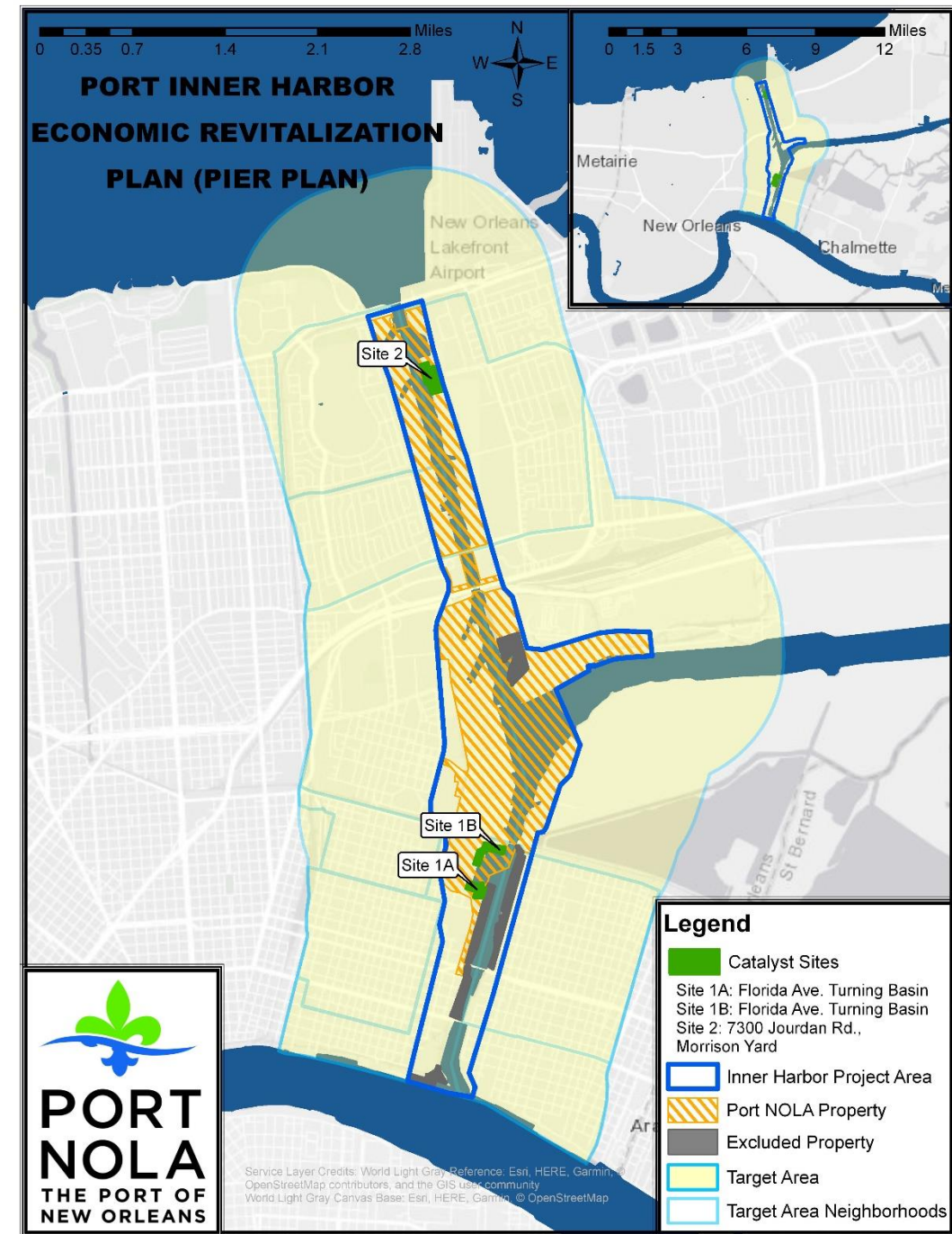


Data Sources: City of New Orleans Planning Commission, Port of New Orleans



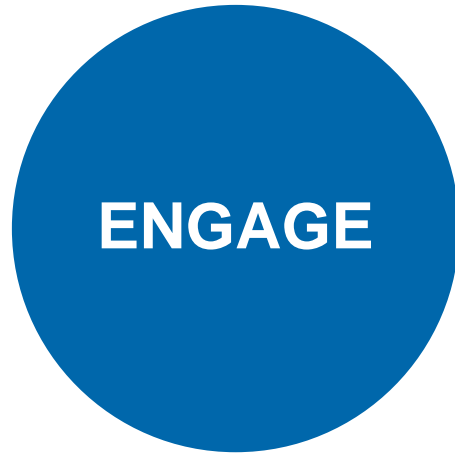
PIER Plan Project & Target Area

- Port owns approx. 1000 acres of Maritime Industrial Properties
- City jurisdiction primarily to southern portion of Inner Harbor
- Target Area defined as a 1-mile radius around project area
 - Population approx. 26,735
 - Unemployment 14.7%
 - Annual median household income \$32,618, decreased 14% 2000-2014
 - 32% poverty rate, 34.5% vacant housing
- Great economic needs and significant opportunities for job creation
- Target initial planning and development at Catalyst Sites to spur surrounding improvements



The PIER Plan will:

Engage & Gather Input to Assess Conditions



- Jobs and Economic opportunities
- State of Infrastructure
- Environmental constraints and opportunities
- Need for local jobs and access
- Community needs – amenities and resources
- Housing and community issues in target area



Envision Future Development



- Envision a vibrant, active, sustainable future for the Inner Harbor
- Identify mutually beneficial means of working together
- Characterize desired qualities for future development



Synthesize and Leverage Resources for Implementation



- Prioritize actions, projects and policies
- Create Catalyst Site Implementation Plans
- Identify future Port and City infrastructure projects
- Attract investment, partnerships and spur implementation

PIER Plan Stakeholder Mapping and Advisory Panel

	Organization	Contact
Government Agencies		
Government Agencies	City of New Orleans Office of Economic Development	Rebecca Conwell
	City of New Orleans Office of Neighborhood Engagement	Greg Lawson
	City of NO- DPW	Cheryn Robles
	Louisiana Economic Development* (LED)	Daniel Michel
	New Orleans Housing Authority	Lesley Thomas
	New Orleans Public Belt	Scott Richoux
	Regional Transit Authority (Transdev)	Stosh Kozlowski
Business Organizations		
Business Organizations	Entergy	Steve Molnar
	GNO, Inc.*	Robin Barnes
	Gulf Intracoastal Canal Association	Jim Stark
	New Orleans Business Alliance (NOLABA)	Alejandra Guzman
	New Orleans Chamber of Commerce*	Ben Johnson
	New Orleans East Business Development District	Sean Bruno
	Urban Land Institute Louisiana	Katy Fayard
	World Trade Center	Caitlin Cain
Neighborhood Association Leaders		
Neighborhood Associations	Bunny Friend Neighborhood	Katherine Prevost
	Lower 9th Ward Center for Sustainable Engagement & Development (CSED)*	Arthur Johnson
	Pines Village Neighborhood Homeowners Assn.	Madeline Trepagnier
	Pontilly Neighborhood	Audrey Woods
Current Tenants		
Current Tenants	Braid Logistics	Jack Lyons
	Dupuy Storage	Garry Luter
	Folgers Coffee	Bob Doose
	Kearney Companies	David Kearney
	Kloeckner	Fred Lotz
	New Orleans Cold Storage	Scott Morvant
	Pontchartrain Materials	Perry Watkins
	Seabrook Marine	Jeff Montz
	Southern Recycling	Tony Schultz
TCI Packaging, LLC	Louis Rodriguez	
NGOs		
NGOs	Greater New Orleans Foundation	Ella Delio
	Louisiana Brownfields Association*	Claire Renault
	LSU School of Public Health*	Daniel J. Harrington
	Propeller	Alison Dejong
	The Water Institute	Jeff Hebert
	DCC Office of Workforce Development & Maritime Center	Arlanda Williams
	Delgado Sidney Collier Campus	Dr. Tamika Duplessis
	Urban League of Greater New Orleans	Klassi Duncan

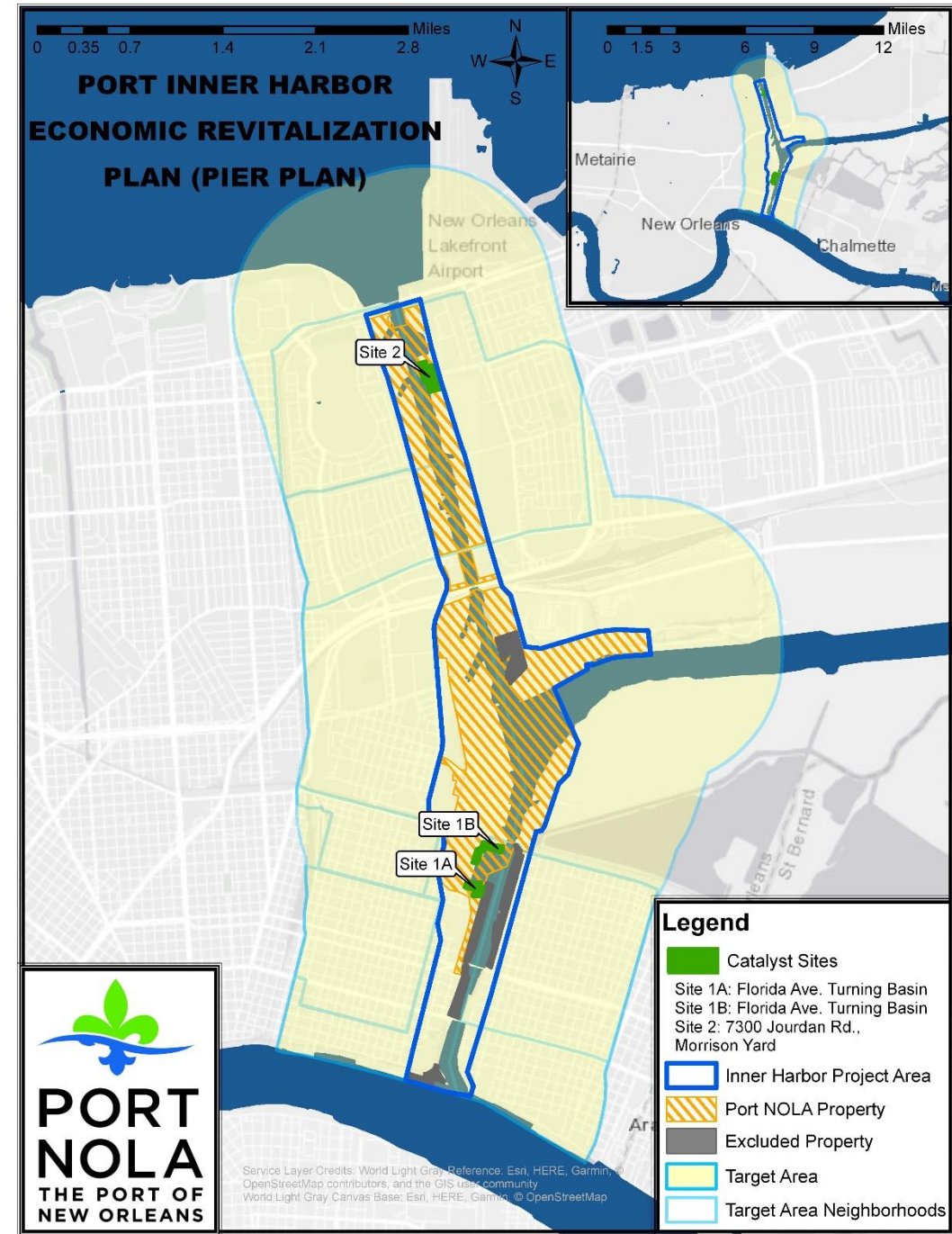
PIER Plan Stakeholder Panel

- **Purpose & Charge:** Assist the Port and Key Partners (City, RPC, DEQ, DSCEJ) with data collection, informing the planning process, and draft reviews
- **Makeup:** Respondents from 36 invitees, composed of Business Organizations, Neighborhood Associations, Port Inner Harbor Tenants, NGOs, and Government Agencies.
- **Expectations:**
 - Meet quarterly in person as a group throughout the planning process
 - Encourage participation in Visioning and Planning public meetings to stakeholders and the entire community
 - Review draft documents and preliminary findings to provide verbal and written comments in order to draft PIER plan content
 - Provide additional data as available to support the planning process

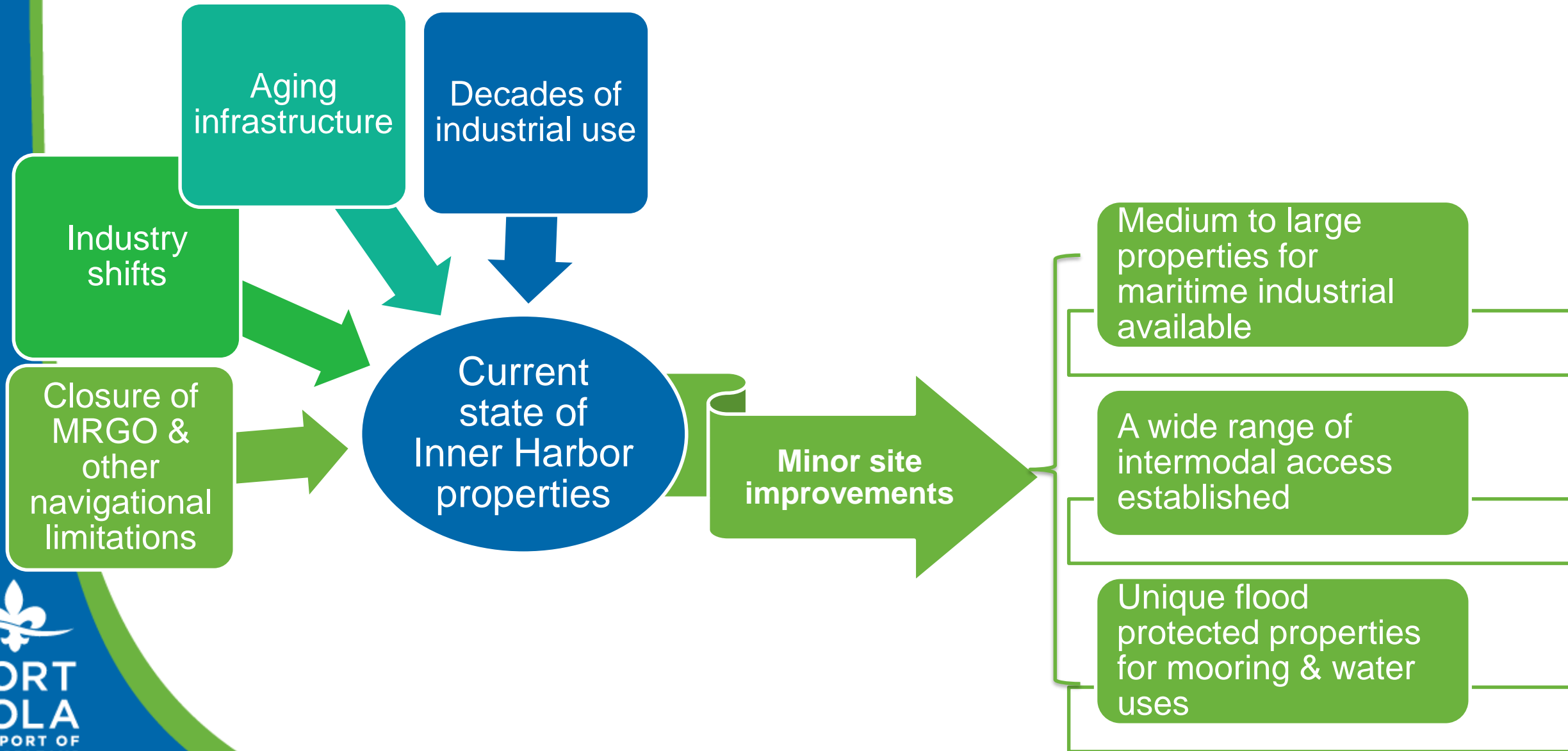


Existing Conditions Findings:

1. Market Analysis
2. Port Property Conditions
3. Community Context

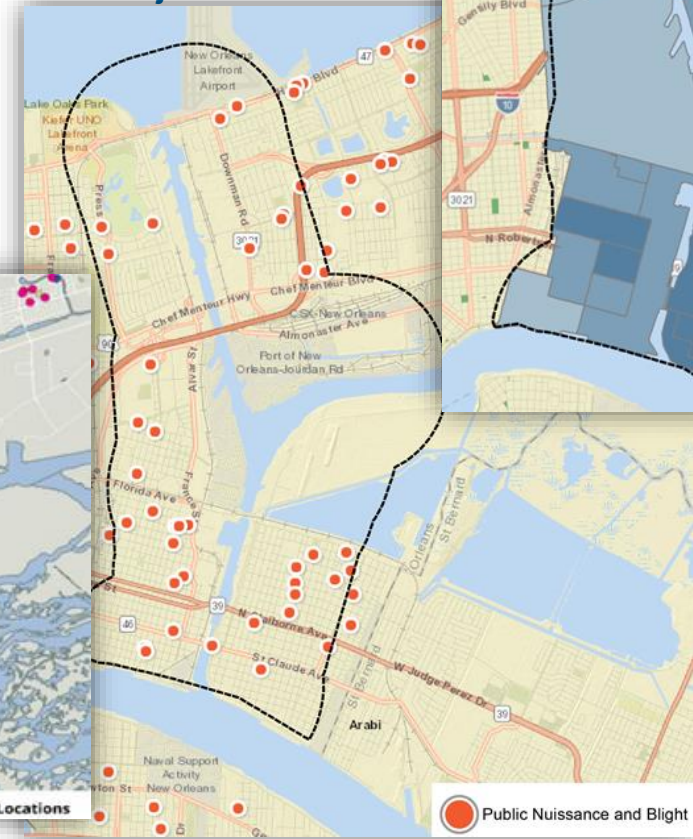
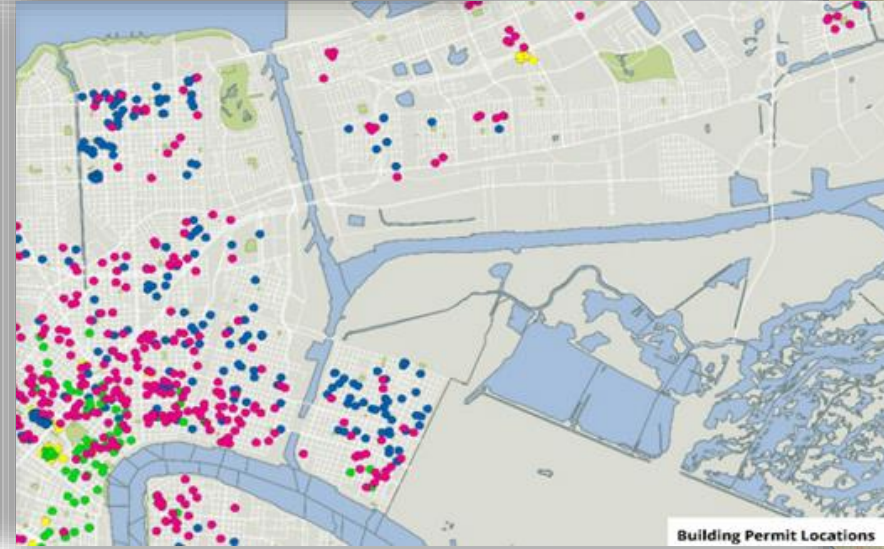
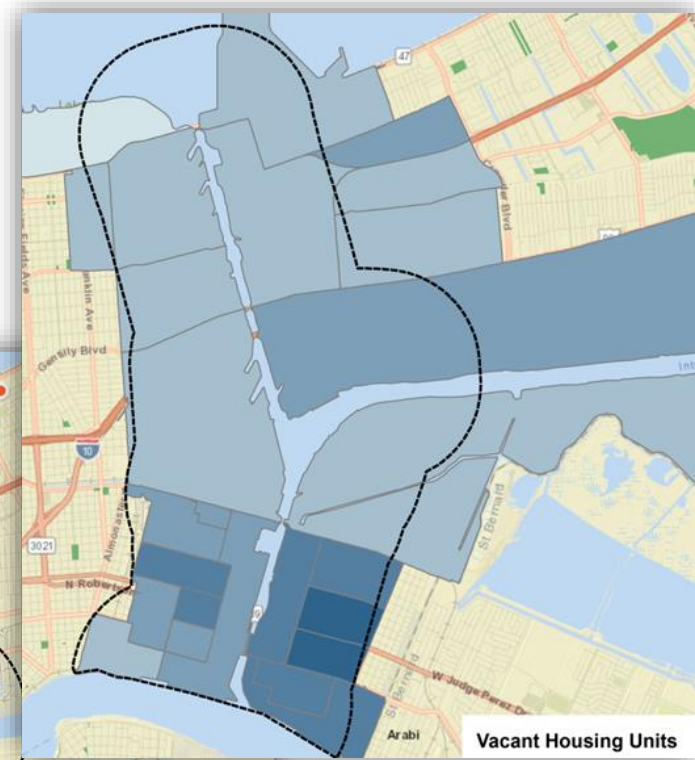
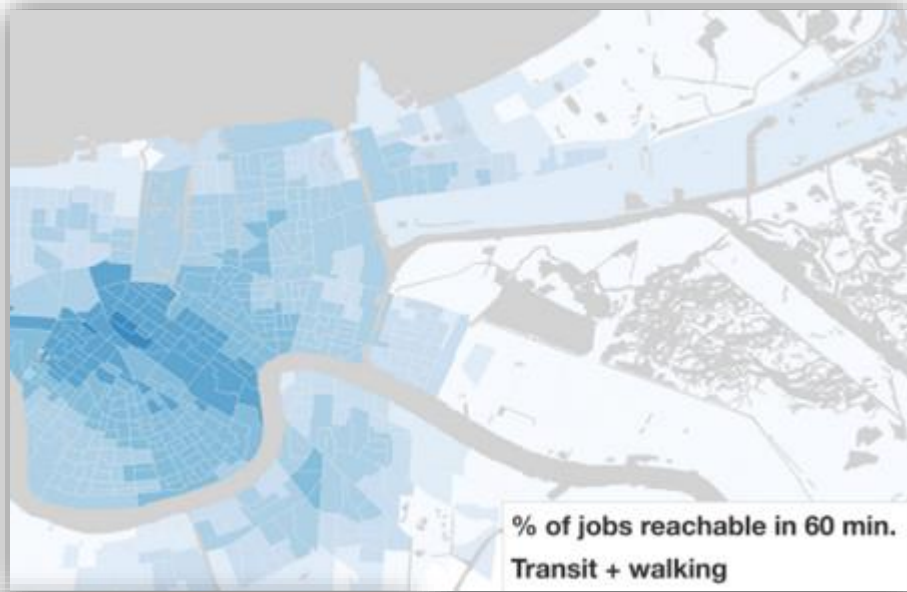


Property Conditions Findings



Progress to Date: Community Context

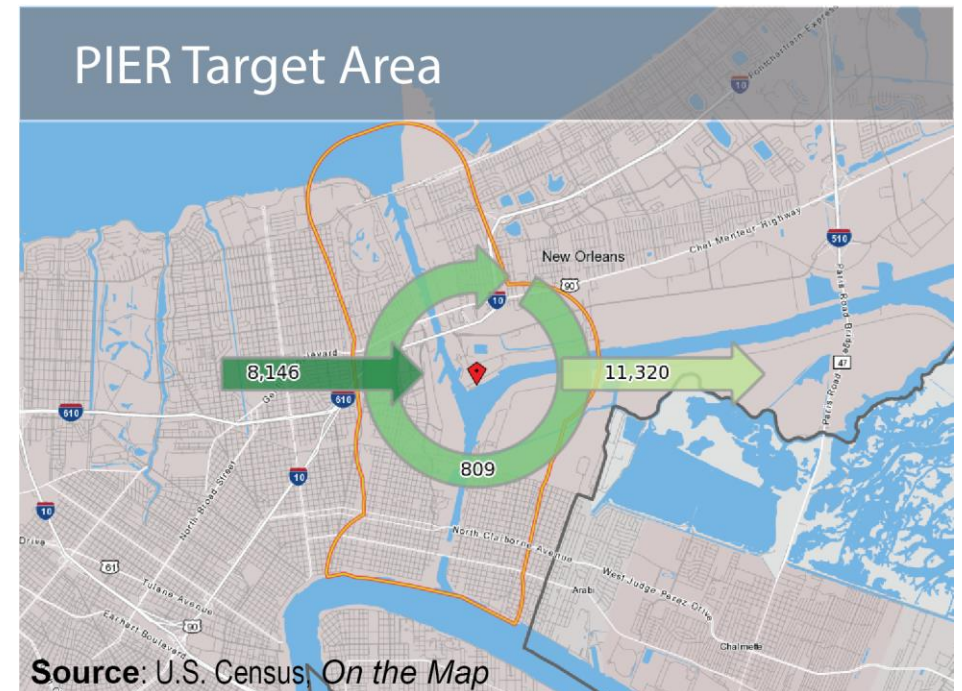
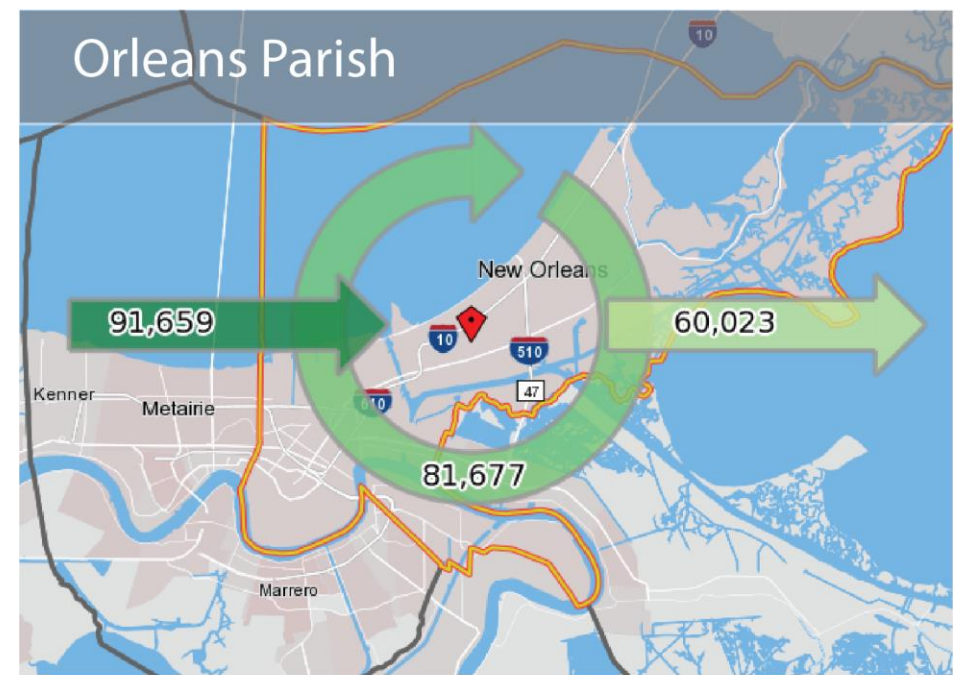
- Population
- Commute Options
- Housing
- Community Facilities
- Historic Resources
- TIP and Other Projects



Community Context

Regional worker flows show that more workers commute into and within Orleans Parish, than leave Orleans Parish for work each day. Orleans Parish - daily net in-flow of 31,636 workers:

The PIER Plan Target Area is very different. PIER Plan Target Area imports around 8,100 workers each day and has a net-outflow of 3,174 workers.



Next Up: Visioning Sessions

Objectives

- Educate public and stakeholders about the Port and the City's roles and responsibilities.
- Gather data and input on assets and challenges.
- Envision the future: realistically what can we do in the short and long-term?

Audience

- Industry
- Tenants and Port Operators
- Nearby Residents
- Developers & Financial Institutions
- Government
- Other Organizations

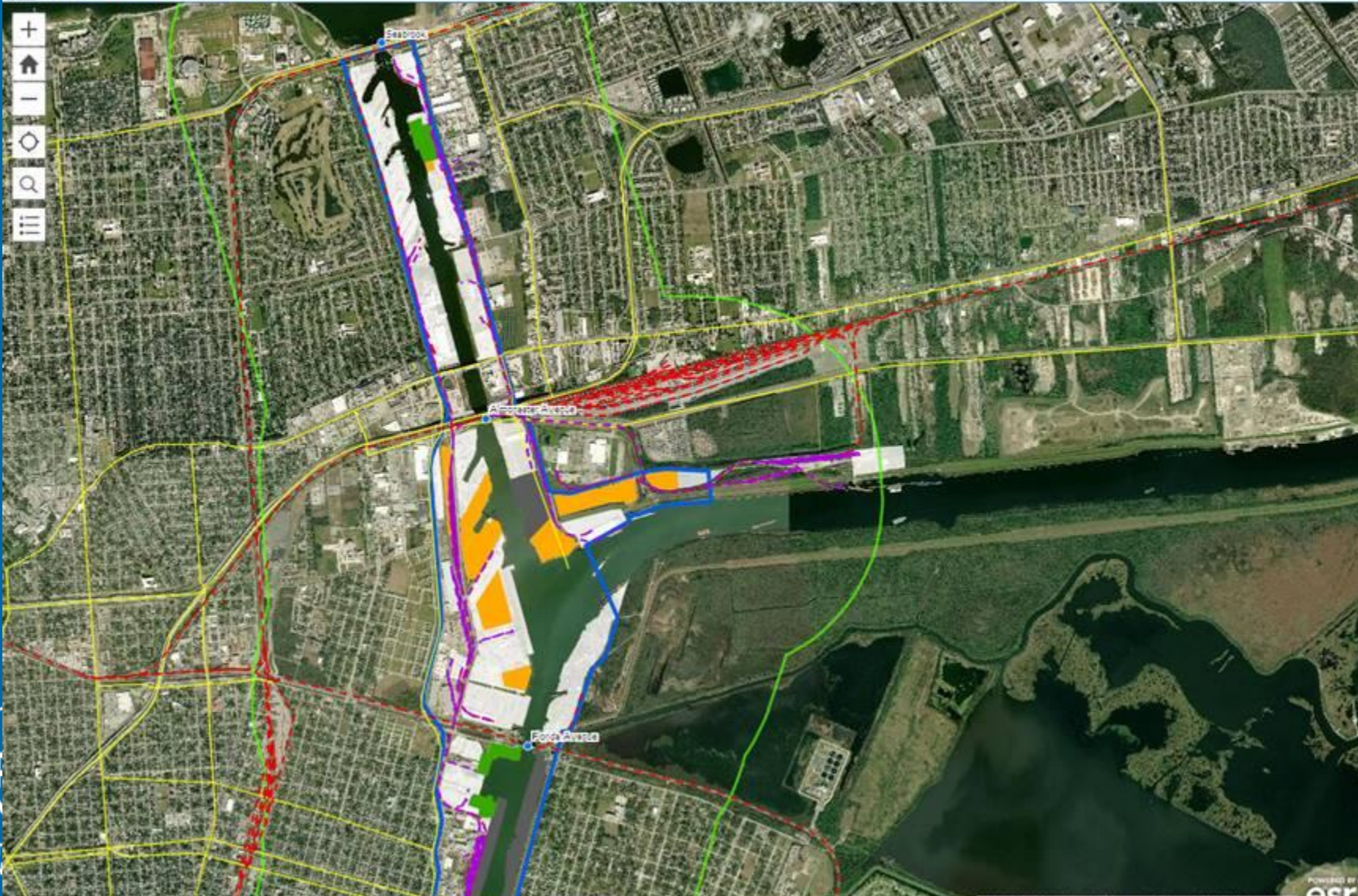
VISIONING: WHAT ARE THE PRINCIPLES THAT SHOULD HELP GUIDE THE PIER PLAN?



For example, from the Port's perspective:

- Utilize Inner Harbor assets to grow cargo and jobs
- Collaboration and building stronger partnerships and connections
- Prioritize infrastructure investments to attract future tenants

Engagement Tool Demo



PIER Plan General Comments



Summary

Click above to leave a comment about the PIER Plan. Select "Click Here to Comment" then draw an area of interest on the map to share your feedback.



PIER Plan Infrastructure and Transportation



PIER Plan Environmental Resources



PIER Plan Historic Resources



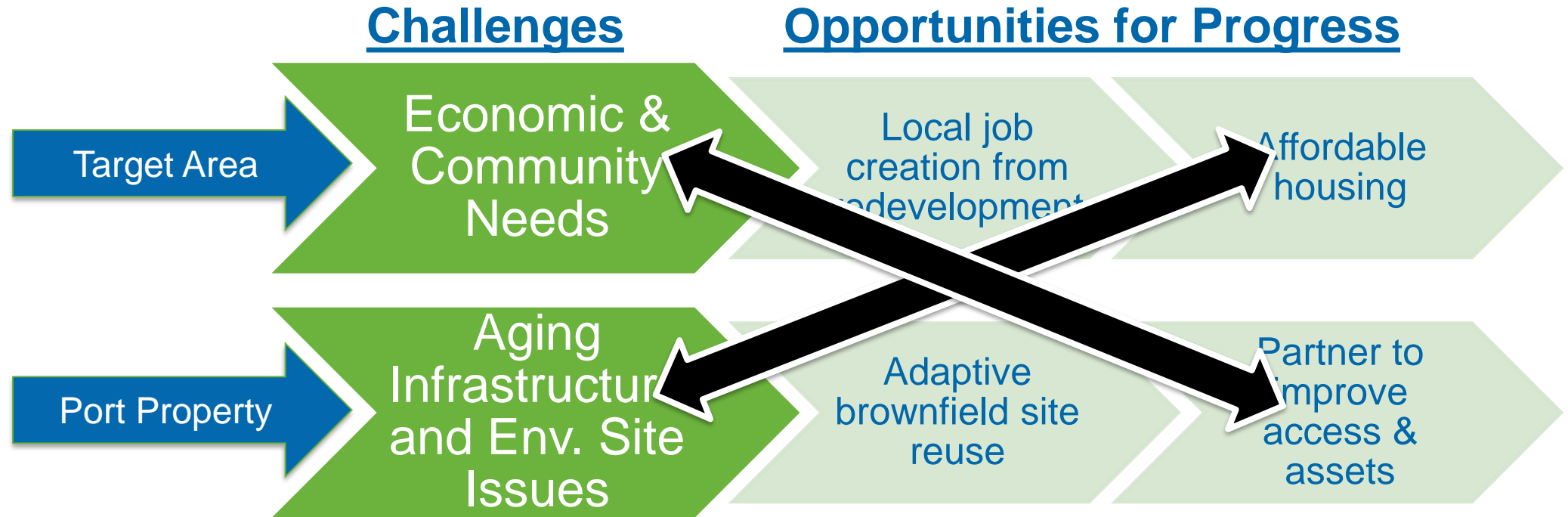
PIER Plan Jobs and Economic Opportunities



PIER Plan Public Amenities



Port Planning & Community Engagement



Coordinating efforts beyond Port property identifies strategies, resources, and mutual benefits

Questions?

Amelia Pellegrin

Director of Sustainable Development

Amelia.Pellegrin@portnola.com