Port Inner Harbor Economic Revitalization Plan (PIER Plan)

AAPA Energy & Environment Seminar
September 11, 2018
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
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
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

- **Aging infrastructure**
- **Decades of industrial use**

**Current state of Inner Harbor properties**

**Minor site improvements**

- **Medium to large properties for maritime industrial available**
- **A wide range of intermodal access established**
- **Unique flood protected properties for mooring & water uses**

**Industry shifts**

**Closure of MRGO & other navigational limitations**
Progress to Date: Community Context

- Population
- Commute Options
- Housing
- Community Facilities
- Historic Resources
- TIP and Other Projects
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
Port Planning & Community Engagement

**Challenges**
- Economic & Community Needs
- Aging Infrastructure and Env. Site Issues

**Opportunities for Progress**
- Local job creation from redevelopment
- Affordable housing
- Adaptive brownfield site reuse
- Partner to improve access & assets

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

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