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Hoffman Triangle Neighborhood Planning from the Inside Out

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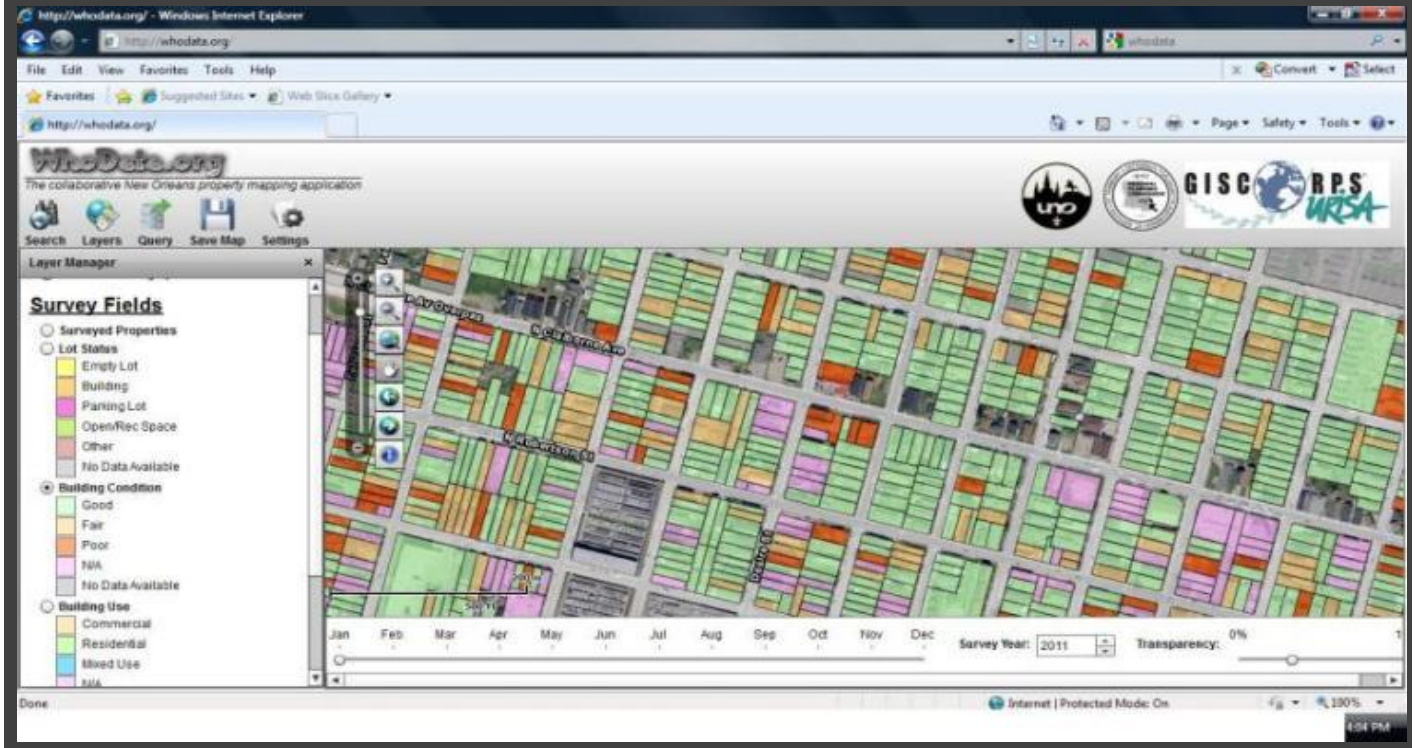
HOFFMAN TRIANGLE NEIGHBORHOOD PLANNING FROM THE INSIDE OUT

Dr. Michelle M Thompson Phd &
Brittany Arceneaux
March 21, 2013

AGENDA

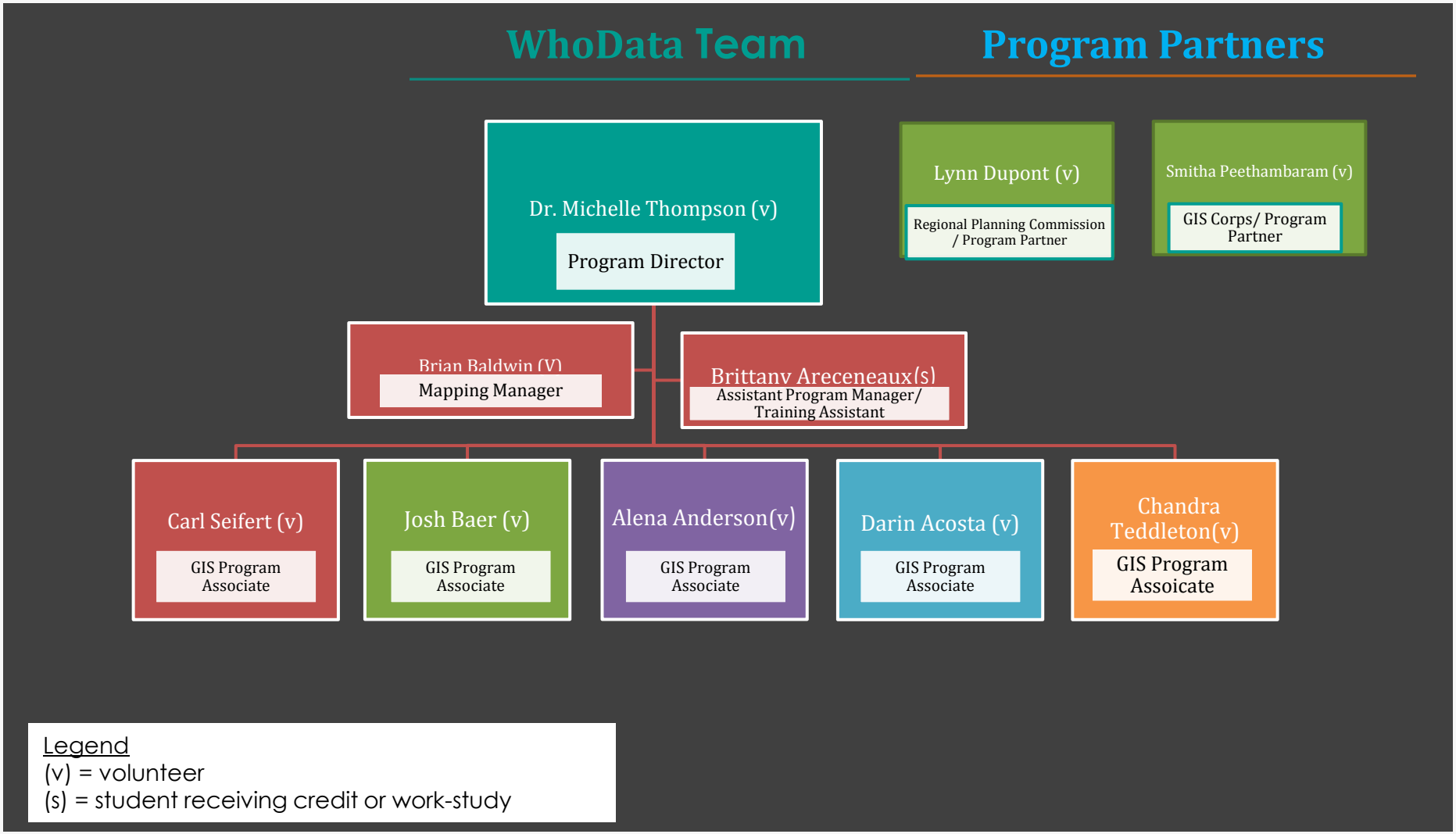
- Who is WhoData.org
- Purpose
- 2011 Survey and Analysis Projects
- Scope of Work
- 2012 Survey and Analysis Projects
- Results
- Questions



WhoData is a Public Participation Geographic Information system that serves as a tool for analysis and neighborhood assessment. The organization also provides training and research support for groups working on the ground in the City of New Orleans.

WHO IS WHODATA .ORG?

ORGANIZATIONAL STRUCTURE



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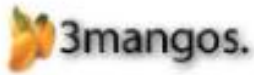


www.3mangos.com

Hoffman Triangle Neighborhood

New Orleans, LA

Source: Google Earth
Photo Not to Scale

PURPOSE

To provide primary and secondary data within the Hoffman Triangle (Central City) and New Orleans so that the community can make informed strategic decisions and prioritize future projects.

2011 HOFFMAN TRIANGLE ANALYSIS

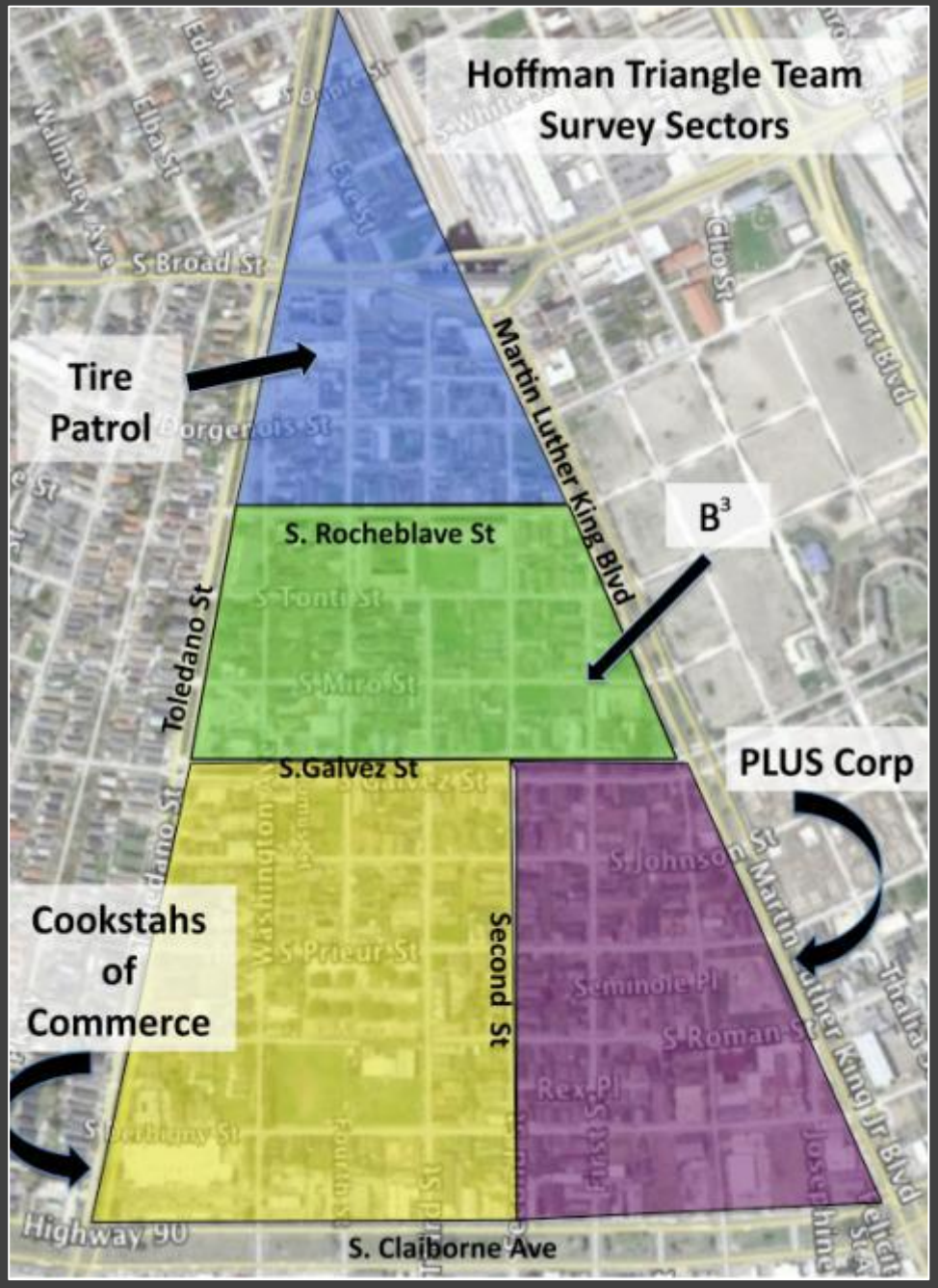
Primary Data

- Property Condition Surveys
- Property Condition Analysis
- Commercial Property Analysis
- Crime
- Summarized Appraisal Values
- Tires/Trash

Secondary Data

- US Census 2010 demographics
- City of New Orleans property assessments
- City of New Orleans Blight cases
- City of New Orleans crime data

SURVEY SECTORS



SCOPE OF WORK

Preparation

- Parcel Map
- Survey Plan
- Pilot Survey

Data Collection

- Parcel Identification
- Survey Completion
- Photographs

Data Processing

- Data entry
- Statistics
- Mapping
- Report

DATA COLLECTED

Good

- No structural damage
- No repairs needed
- May need minor cosmetic work

Fair

- No structural damage
- Minor repairs needed
- May need minor cosmetic work

Poor

- Visible structural damage
- Major repairs needed

- Lot Status
- Overgrown Yard
- Building Use
- Number of Units
- Utility Meters
- Occupancy
- Secured / Unsecured
- For Sale / For Rent
- Under Construction
- Trash
- Tires
- Streetlights

Building:

Property has an existing structure present

Parking Lot:

Property is clearly used as a parking lot

Empty Lot:

Property has no structure, or just a slab is present

Open/ Recreation Space

Parks, playgrounds, community gardens

ADDRESS	LOT STATUS	BUILDING USE	# of UNITS	METERS	BLDG CONDITION
1600 **Alvar**	☐ Building	☐ Residential	☐ 1	☐ Yes	☐ 1
	☐ Parking Lot	☐ Commercial	☐ 2	☐ No	☐ 2
	☐ Mixed Use	☐ Mixed Use	☐ 3+		☐ 3
		☐ Other			

If any of the building conditions below are true, place an "X" in the appropriate box.

☐ Occupied	☐ Vacant	☐ Not Secured	☐ Under Construction
☐ For Sale Sign	☐ For Rent Sign	☐ Trailer	☐ Yard/ Lot Overgrown

If Building Use is 'Commercial' please fill out a 'Commercial Data Sheet' with and enter corresponding address.

1600 **Alvar**	☐ Building	☐ Residential	☐ 1	☐ Yes	☐ 1
	☐ Parking Lot	☐ Commercial	☐ 2	☐ No	☐ 2
	☐ Mixed Use	☐ Mixed Use	☐ 3+		☐ 3
		☐ Other			

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		☐ Other			

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DATA COLLECTED

RESIDENTIAL

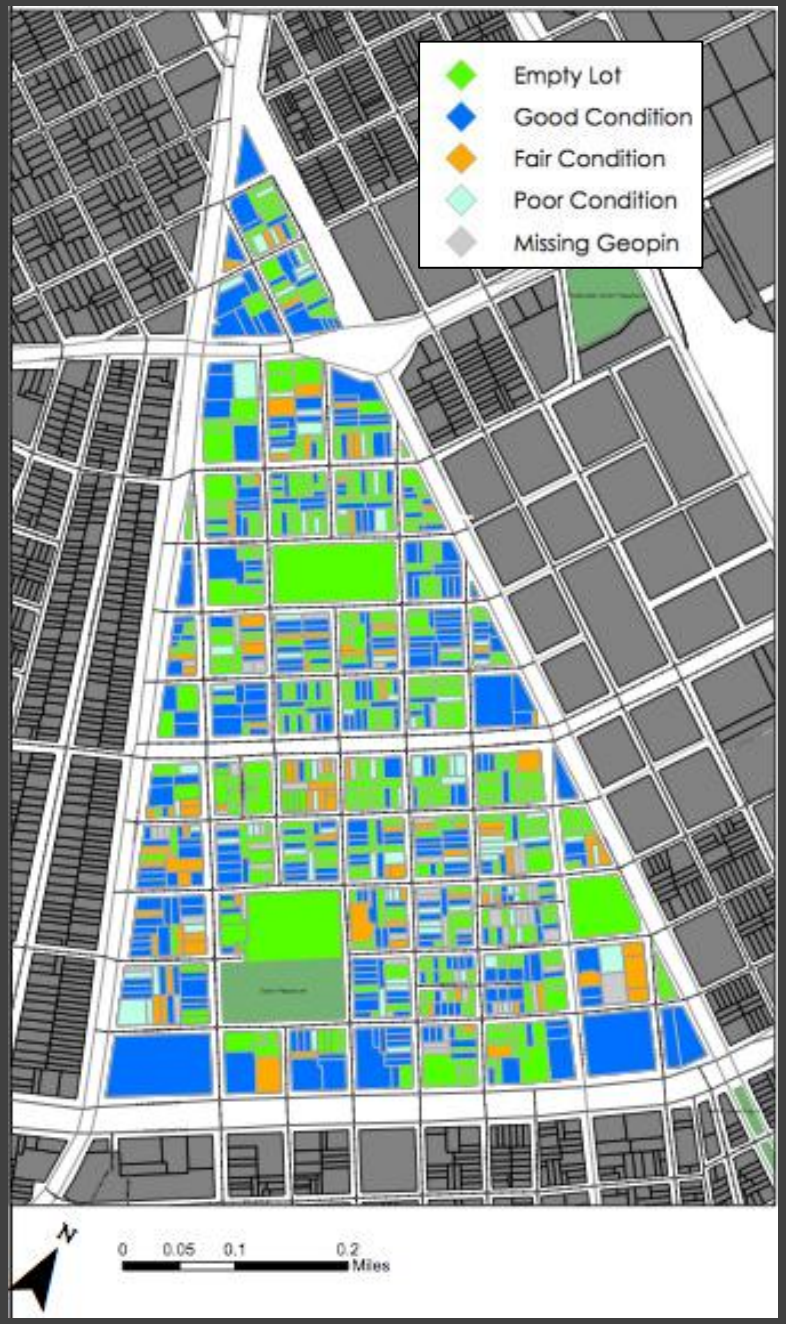
COMMERCIAL

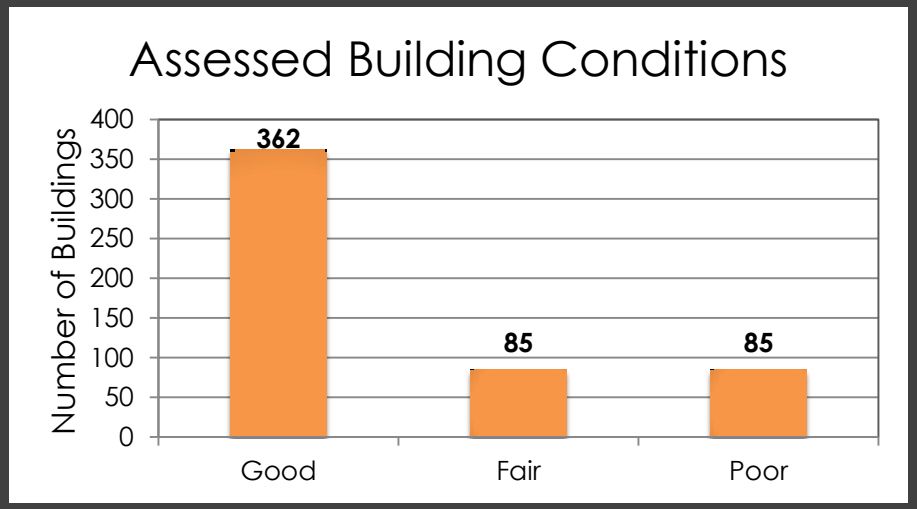
MIXED-USE

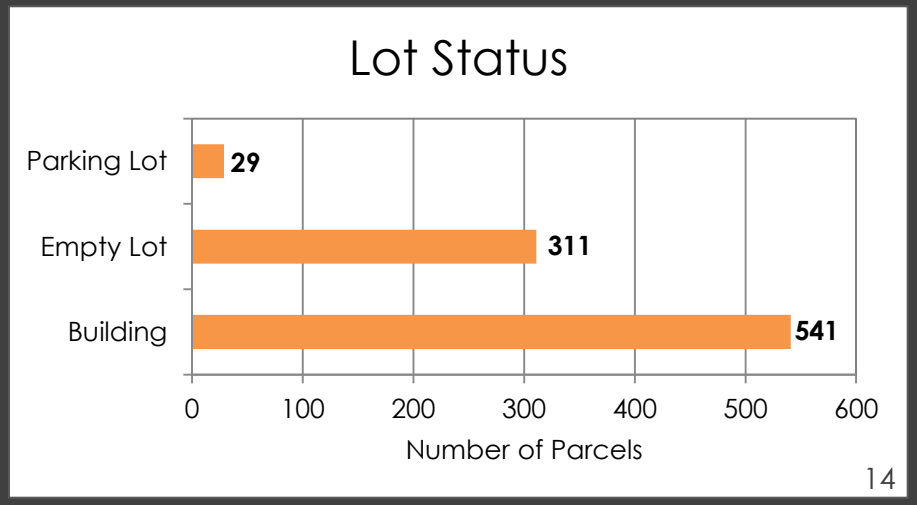
OTHER

DATA COLLECTED

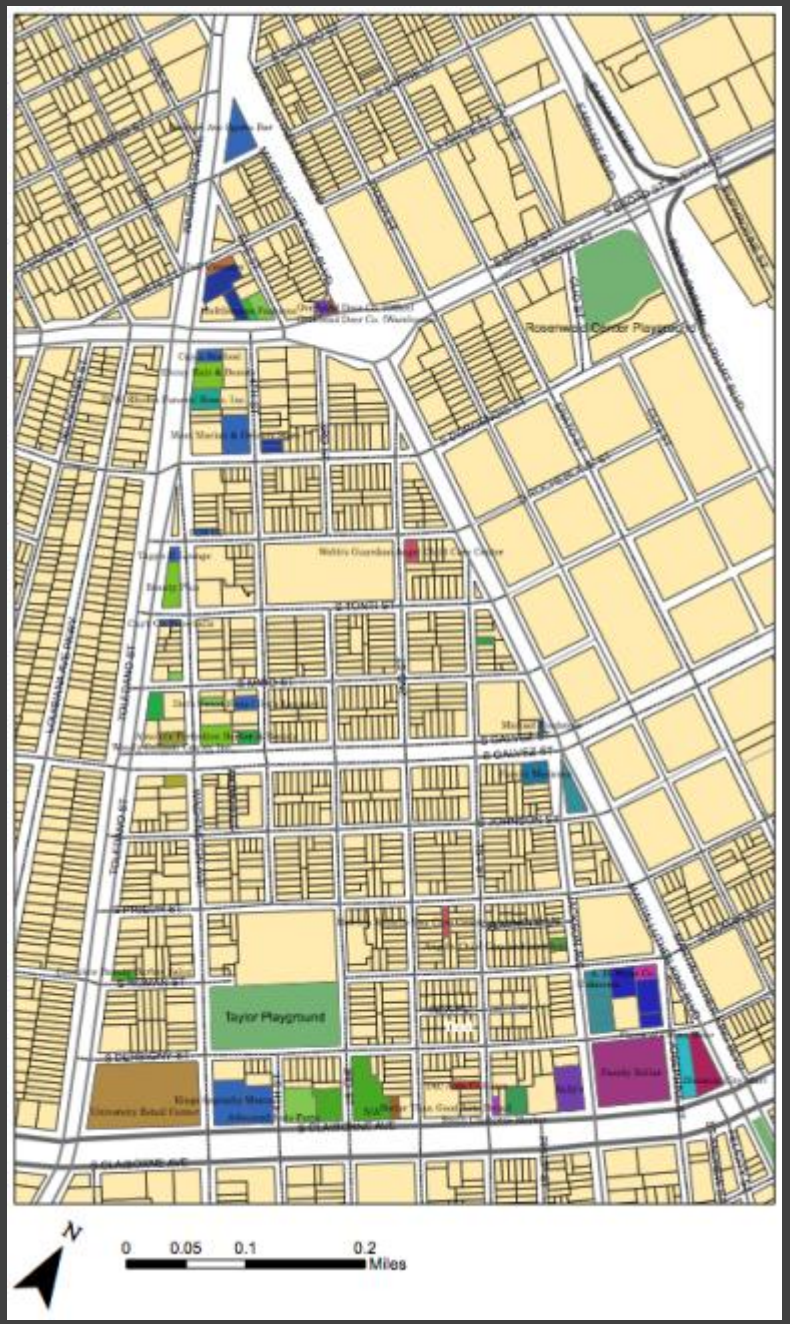
Property Conditions







COMMERCIAL PROPERTIES

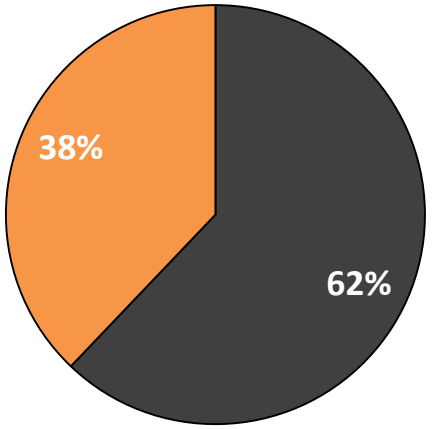


High Frequency:

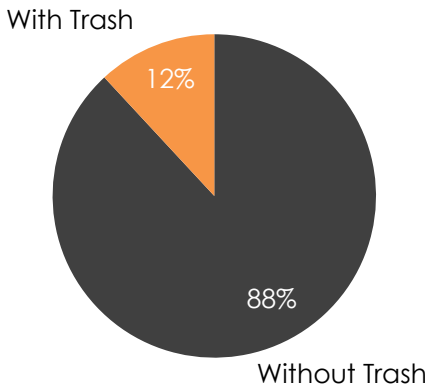
Tire/Automotive (12)

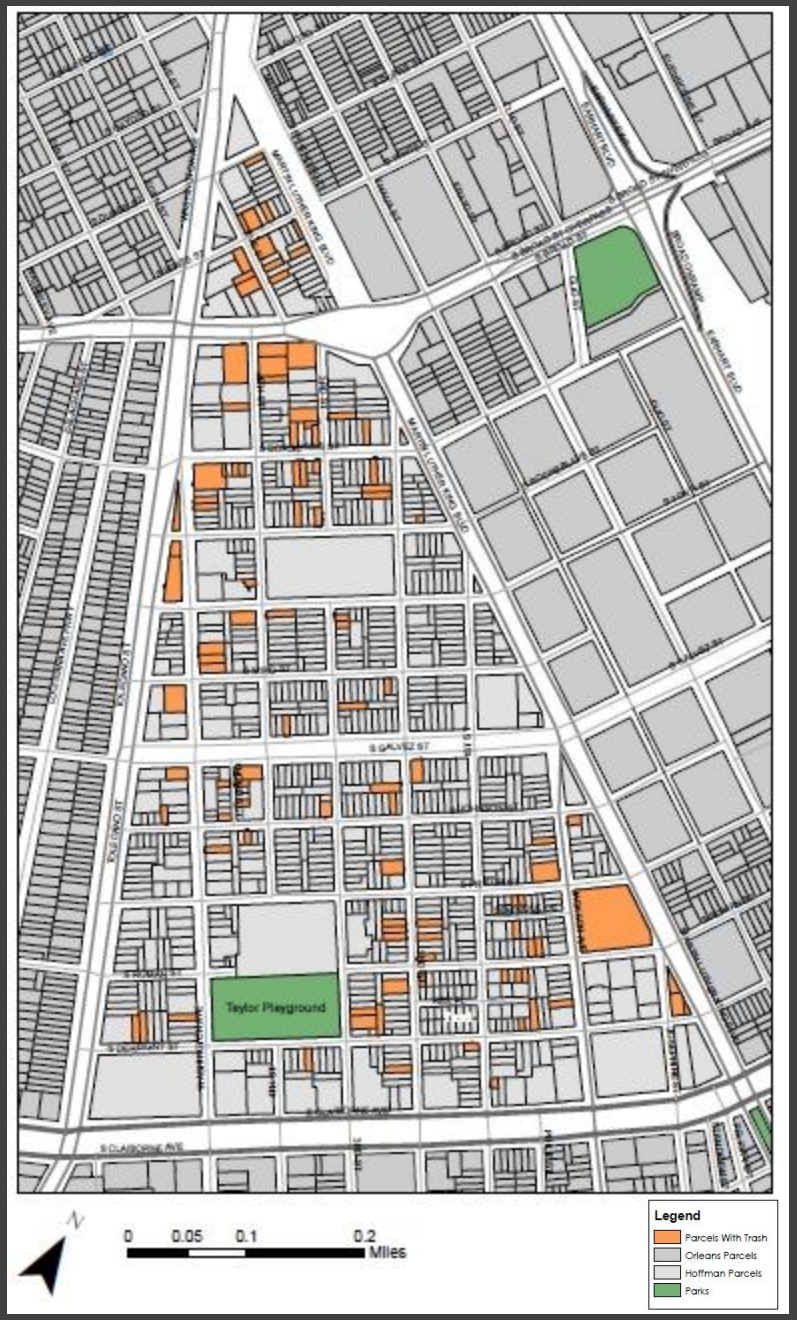
Food/Beverage (12)

Occupancy Status



Percentage of Total Parcels with Trash





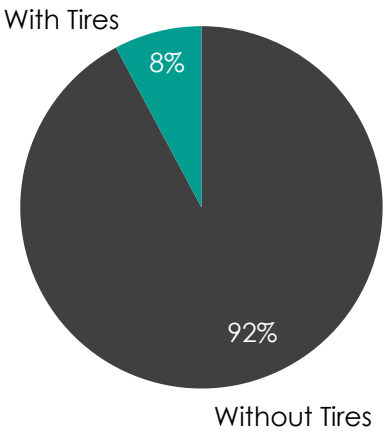
TRASH

12%
of surveyed parcels contained trash

55%
of 105 parcels containing trash on vacant lots

36%
of 105 parcels containing trash on properties with structures

Percentage of Total Parcels with Tires

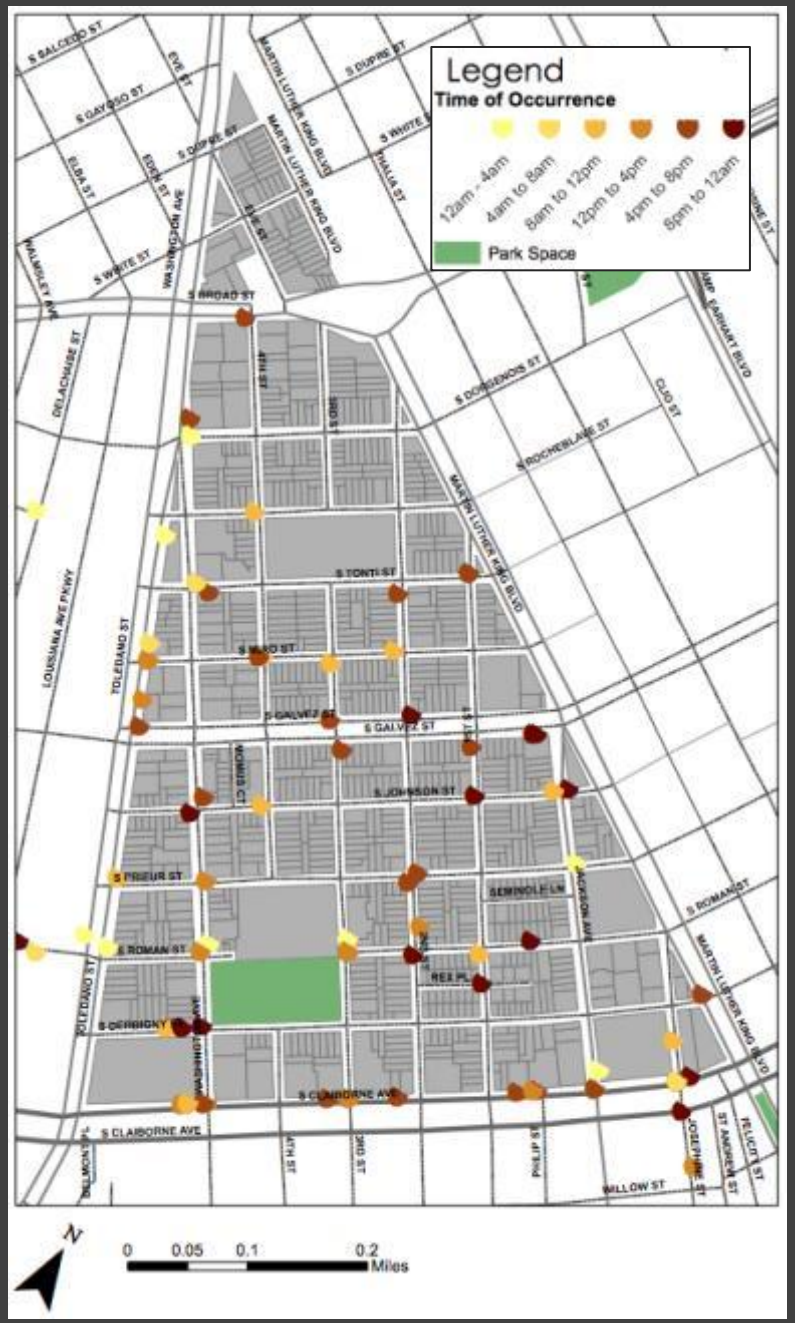


TIRES

26
tire sites on properties with structures

34
tire sites on vacant lots.

49%
of the 69 tire sites in the neighborhood on vacant lots.



High frequency:

- Shoplifting (20)
- Drug violations (17)

Violent Crimes:

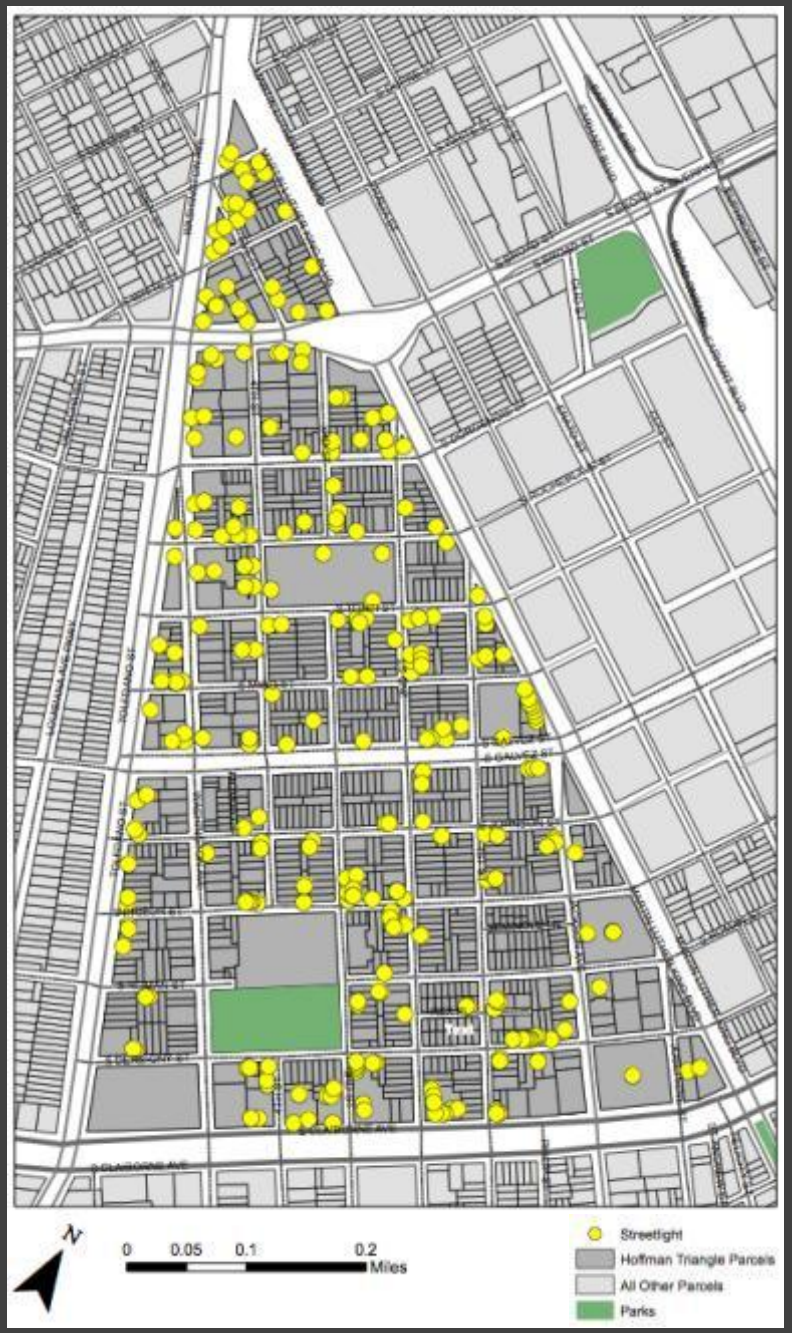
- Homicide (1)
- Rape (1)

Image used under Creative Commons from Null Value

CRIME

5.25.11
To
11.21.11

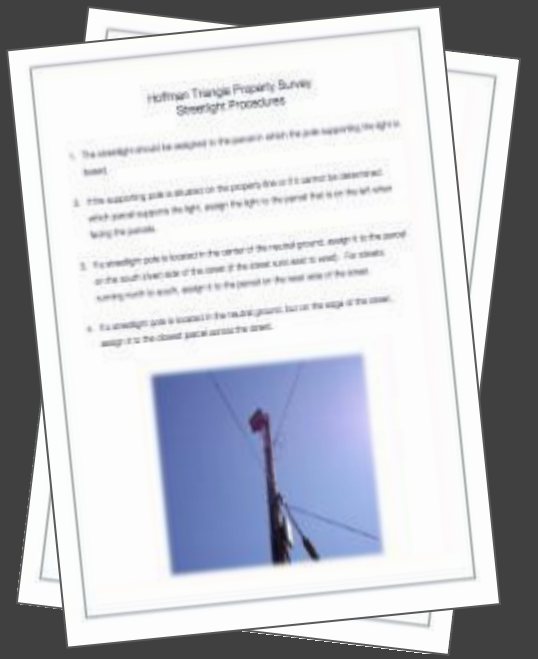
STREET LIGHTS



Statistics:

165
Parcels with street lights

5.4
Parcels per street light



Hoffman Triangle: "Tip-the-Block" Boundaries

Legend

AND Properties

Blighted Properties

Vacant Buildings

Use

- COMMERCIAL
- RESIDENTIAL
- Overgrown Lots
- Tire Dumping
- Trash Locations

SUMMER 2012 ANALYSIS IMPLEMENTATION: TIP THE BLOCK

The survey data from 20ll was used to formulate the plan to identify where the high priority properties were. In the summer of 2012 over 200 volunteers dedicated time in the Hoffman Triangle to clean up trash, deconstruct abandoned houses, plant gardens and install energy efficient light bulbs.

2012 HOFFMAN TRIANGLE ANALYSIS

- Blight Cases and Status
- Streetlight Analysis
- 54 Empty Lot Strategy Development
- Market Segmentation
- Buying Power and State of the Housing Market
- Zoning
- Assets and Points of Interest within the neighborhood

Hoffman Triangle

N 0 0.05 0.1 0.2 Miles

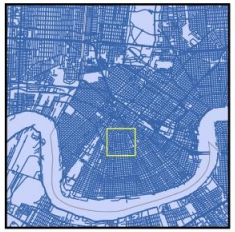
Streetlight Findings

The UNO PLUS fall 2012 Hoffman Triangle Quality of Life Assessment Team recieved a Resident Survey of Streetlights conducted by AND concentrated in a 20 block area of the southern portion of the Hoffman Triangle. Data was gathered on 61 streetlights in the survey area.

Limiting conditions:
-Map graphic does not represent the exact location of the street light.
-Survey does not include all streetlights in the area.
-Survey associates streetlights with parcels whereby one streetlight may be associated with a single

- Working Lights
- Lights Not Working
- Taylor Park
- Hoffman Triangle Parcels

New Orleans, LA



Map Source: Louisiana GIS Digital Maps May 2007

N 0 0.5 1 2 Miles

Data Sources:

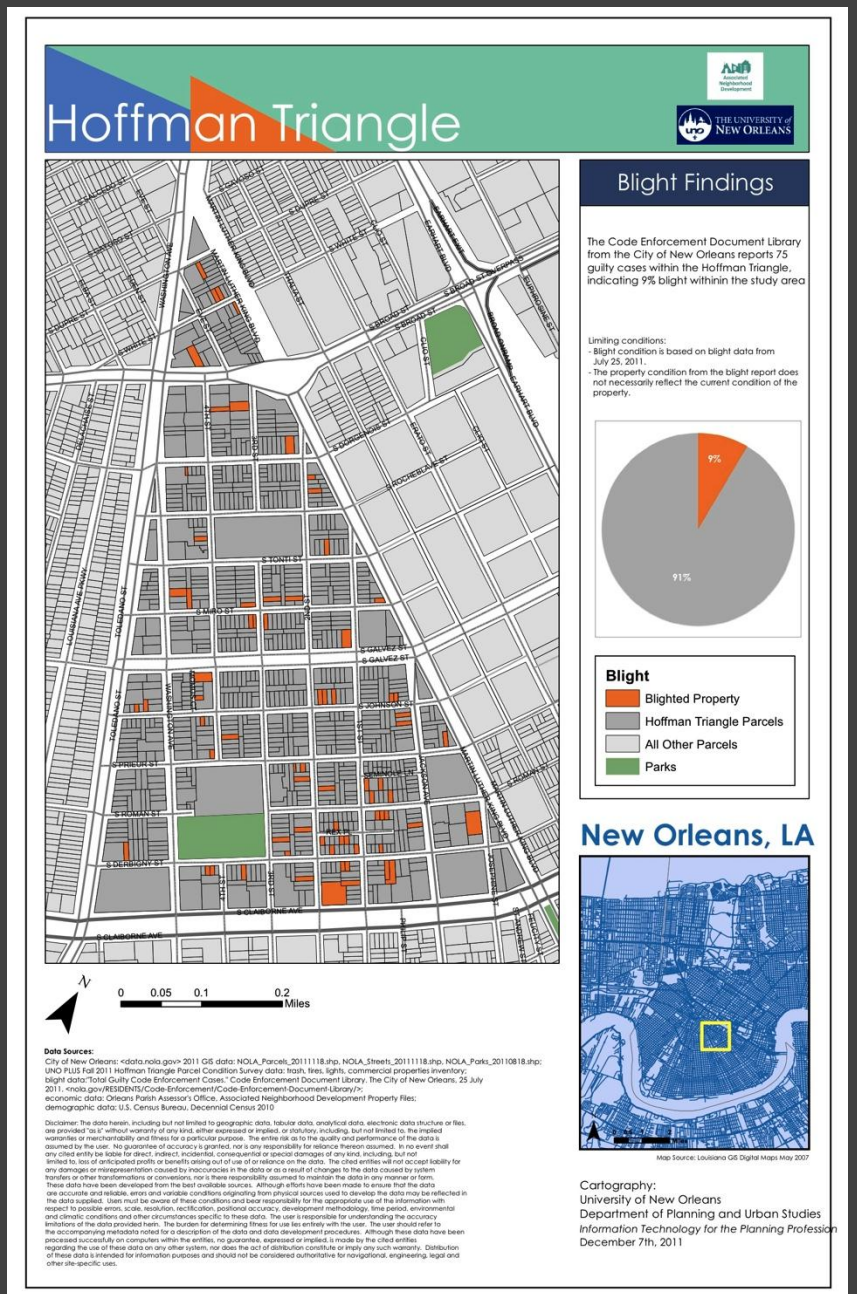
City of New Orleans: <data.nola.gov> 2012 GIS data:
NOLA_Parcels_20120928 (Hoffman_Parcels_20120928),
NOLA_Streets_20120914, NOLA_Addresses_20120824,
NOLA_Council_Districts_20120517
2011 GIS data: NOLA_Parks_20110818 (Taylor_Park)
2012 Hoffman Triangle Resident StreetLight Survey

Disclaimer: The data herein, including but not limited to geographic data, tabular data, analytical data, electronic data structure or files, are provided "as is" without warranty of any kind, either expressed or implied, or statutory, including, but not limited to, the implied warranties or merchantability and fitness for a particular purpose. The entire risk as to the quality and performance of the data is assumed by the user. No guarantee of accuracy is granted, nor is any responsibility for reliance thereon assumed. In no event shall any cited entity be liable for direct, indirect, incidental, consequential or special damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising out of use of or reliance on the data. The cited entities will not accept liability for any damages or misrepresentation caused by inaccuracies in the data or as a result of changes to the data caused by system transfers or other transformations or conversions, nor is there responsibility assumed to maintain the data in any manner or form. These data have been developed from the best available sources. Although efforts have been made to ensure that the data are accurate and reliable, errors and variable conditions originating from physical sources used to develop the data may be reflected in the data supplied. Users must be aware of these conditions and bear responsibility for the appropriate use of the information with respect to possible errors, scale, resolution, rectification, positional accuracy, development methodology, time period, environmental and climatic conditions and other circumstances specific to these data. The user is responsible for understanding the accuracy limitations of the data provided herin. The burden for determining fitness for use lies entirely with the user. The user should refer to the accompanying metadata noted for a description of the data and data development procedures. Although these data have been processed successfully on computers within the entities, no guarantee, expressed or implied, is made by the cited entities regarding the use of these data on any other system, nor does the act of distribution constitute or imply any such warranty. Distribution of these data is intended for information purposes and should not be considered authoritative for navigational, engineering, legal and other site-specific uses.

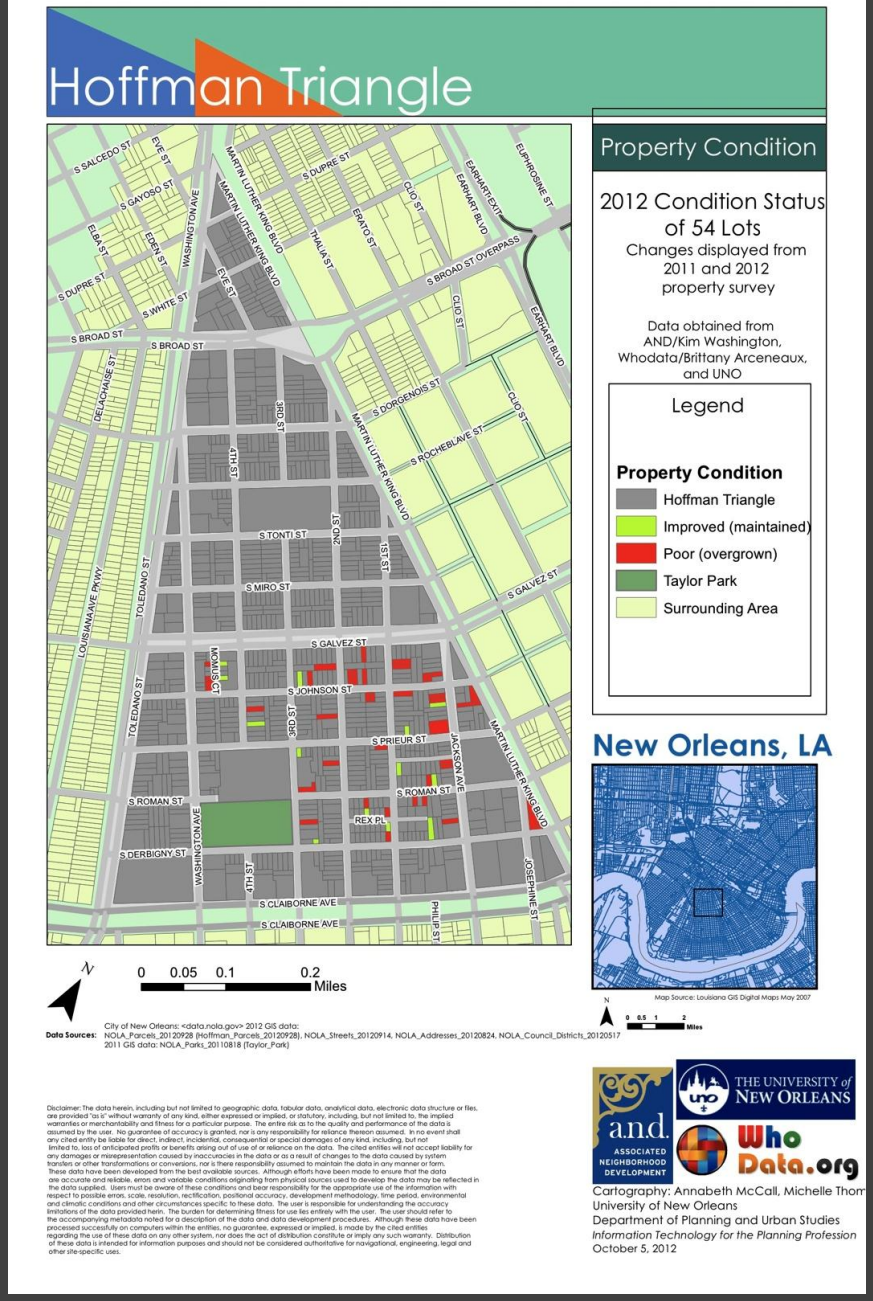
Cartography:Frank Carter, Michelle Thompson
University of New Orleans
Department of Planning and Urban Studies
Information Technology for the Planning Profession
November 7, 2012

STREETLIGHT ANALYSIS

BLIGHT CASES



54 EMPTY LOT STRATEGY DEVELOPMENT



54 EMPTY LOT STRATEGY DEVELOPMENT

ASSOCIATED NEIGHBORHOOD DEVELOPMENT

HOFFMAN TRIANGLE PROPERTY CARD

December 2011
Source: MURP4081/Dec2011 GIS Analyst Team

October 2012
Source: A.N.D./WhoData (Kim Washington/Brittany Arceneaux

Owner	Tax Bill	Address	Source: Orleans Parish Assessor's Office
SIMON CHARLES G, SIMON CORBYN	412403113	3402 MOMUS CT	
Mailing Address	1342 HURON AVENUE METAIRIE, LA 70005		
Neighborhood	Hoffman Triangle		
Date	10/26/2012		
Report By	Team LA^3		
Assessment Information			Source: Orleans Parish Assessor's Office
Total Assessment Value	$1,080.00		
Tax Bill Status	Paid		
Tax Bill Amount	$0.00		
Parcel Information			Source: Orleans Parish Assessor's Office
Size of Parcel (SQ)	1800		
Size of Building	Unknown		
Vacant	Yes		
Use (former or current)	Residential		
Sales Information			Source: Orleans Parish Assessor's Office
Last Sale Date	06/17/2005		
Last Sale Price	$19,000.00		
Lien Information			Source: Orleans Parish Assessor's Office
Liens	N/A		
Blighted Status			Source: BlightStatus.nola.gov
Blighted Property Inspection	This property does not have blight case record.		

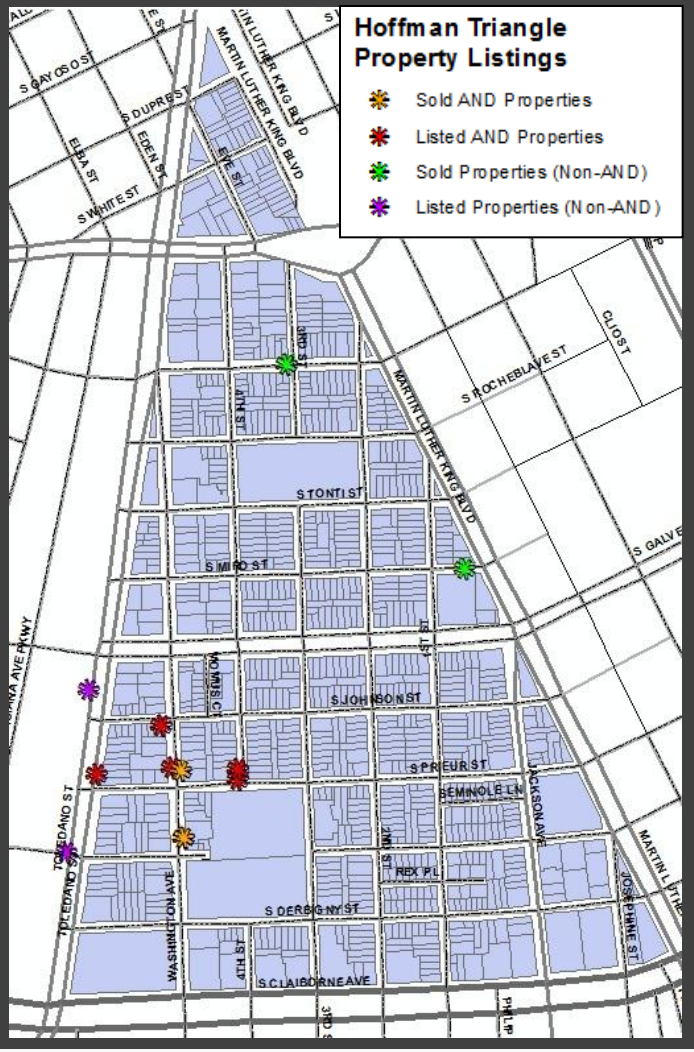
MURP4081G - Information Technology for Planners (GIS)
Team LA^3
Annabeth McCall (TL), Lawrence Guimont, Adarian Pike, Alex DePriest

Business Analyst Online Demographic and Income Profile 2011

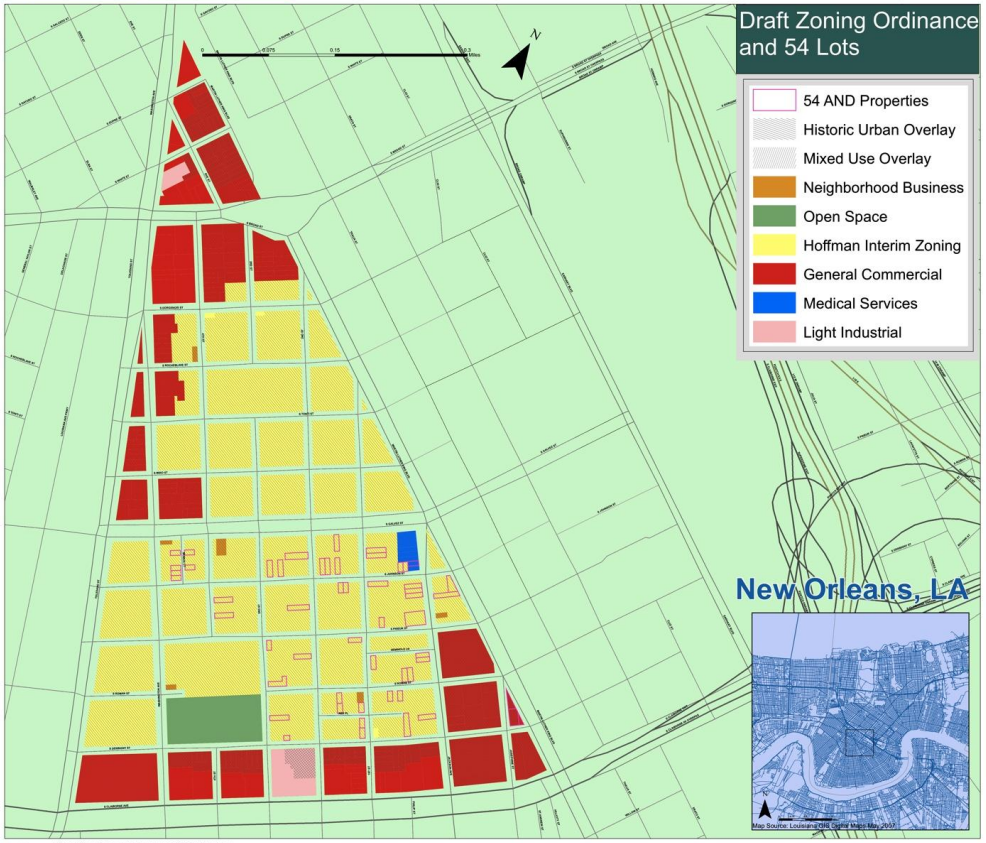
Summary	2010	2011	2016 Projected
Population	1,200	1,228	1,504
Households	488	499	590
Families	266	272	315
Average Household Size	2.45	2.45	2.54
Owner Occupied Housing Units	130	127	150
Renter Occupied Housing Units	358	371	440
Median Age	31.8	32.0	32.3

PROPERTY LISTING INFORMATION

- 11 Listings within the last 12 months
  - 7 are AND properties
- 4 Properties Sold
  - 2 of those sold are AND properties
- 7 Listings still for sale
  - 5 are AND properties



Hoffman Triangle



Data Sources: City of New Orleans: <data.nola.gov> 2012 GIS data:
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City Planning Commission

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a.n.d. ASSOCIATED NEIGHBORHOOD DEVELOPMENT

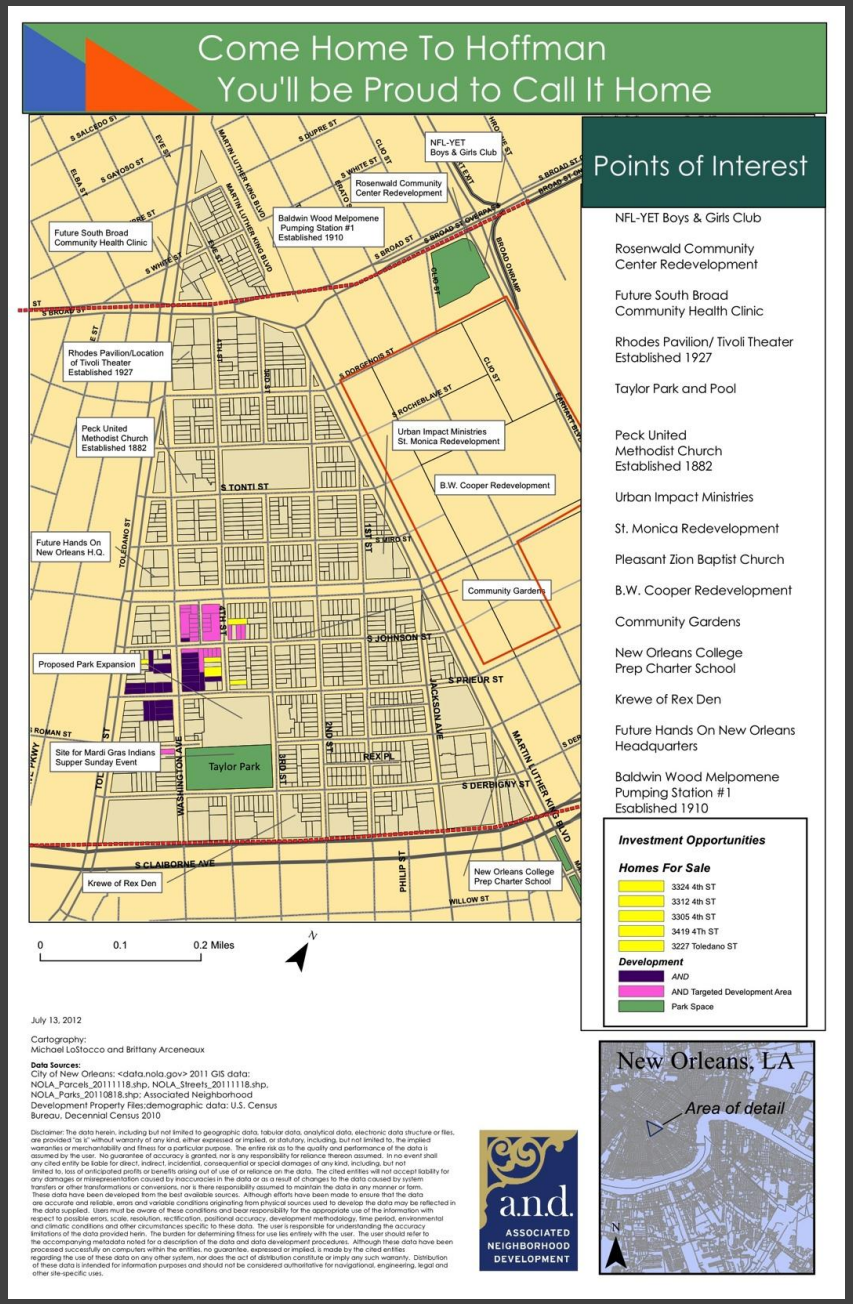
Cartography: Annabeth McCall, Kevin Harrison, ar
Michelle Thompson
University of New Orleans
Department of Planning and Urban Studies
Information Technology for the Planning Profession
November 20, 2012

WhoData.org

THE UNIVERSITY of NEW ORLEANS

PROPOSED ZONING

ASSETS AND POINTS OF INTEREST WITHIN THE NEIGHBORHOOD



THANK YOU

Questions?