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Hoffman Triangle Neighborhood Planning from the Inside Out

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UNO-PLUS

Brittany N. Arceneaux
WhoData.org

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HOFFMAN TRIANGLE NEIGHBORHOOD PLANNING FROM THE INSIDE OUT

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

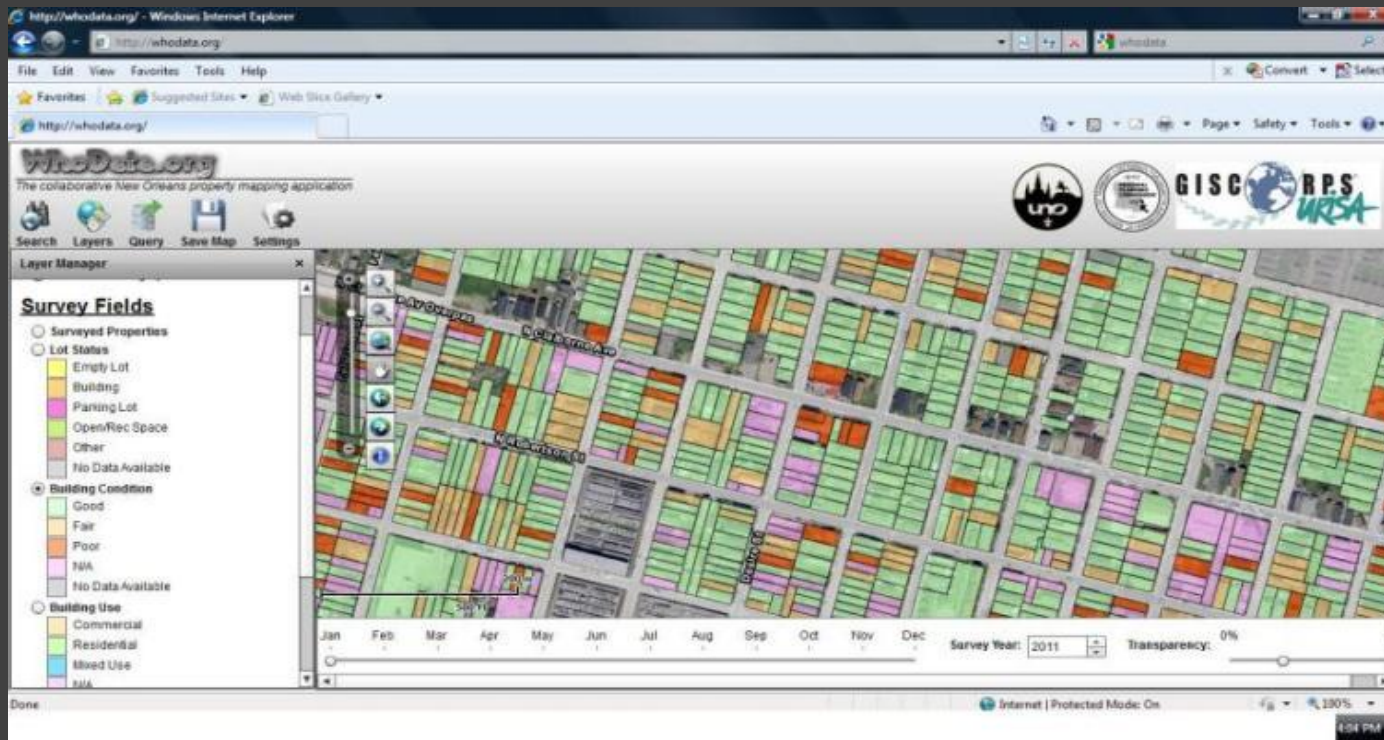


THE UNIVERSITY *of*
NEW ORLEANS



AGENDA

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



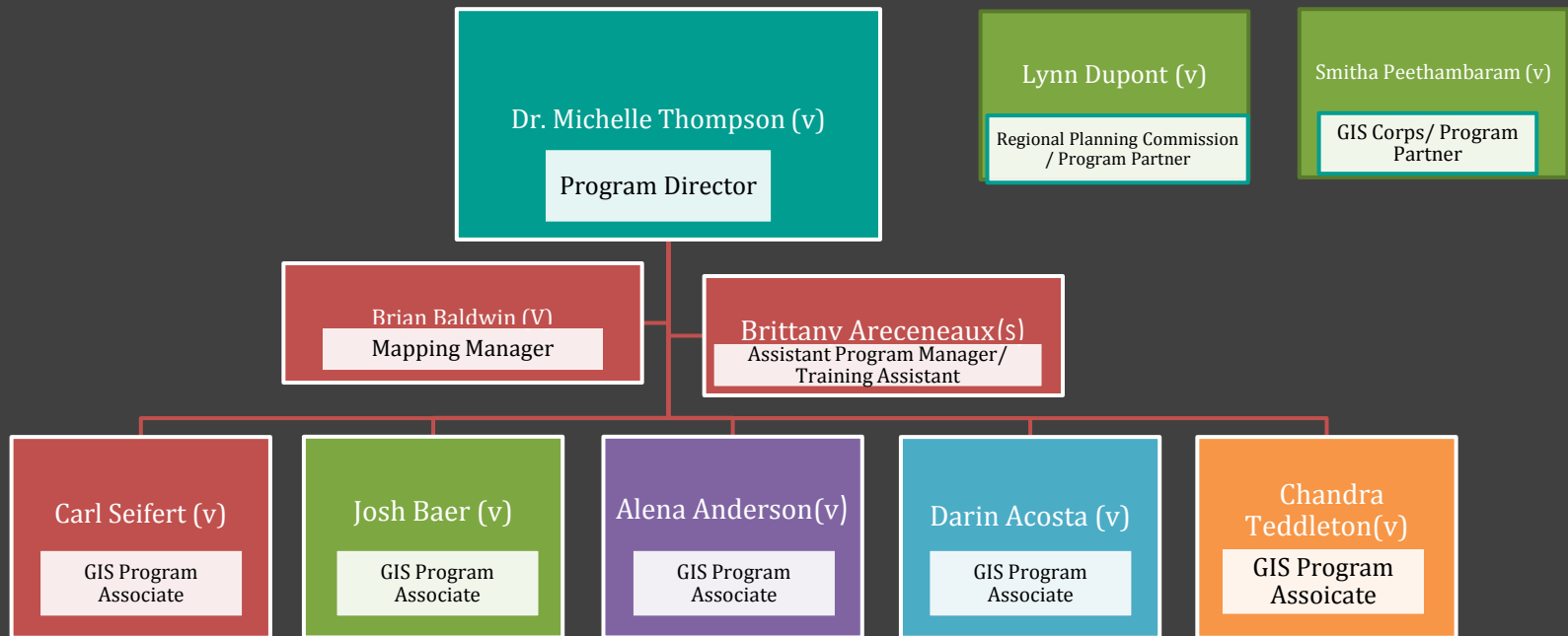
WHO IS
WHODATA
.ORG?

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.

ORGANIZATIONAL STRUCTURE

WhoData Team

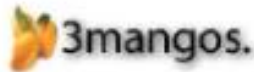
Program Partners



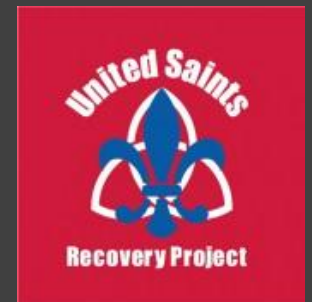
Legend

(v) = volunteer

(s) = student receiving credit or work-study



www.3mangos.com



Hoffman Triangle Neighborhood

New Orleans, LA



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.

PURPOSE



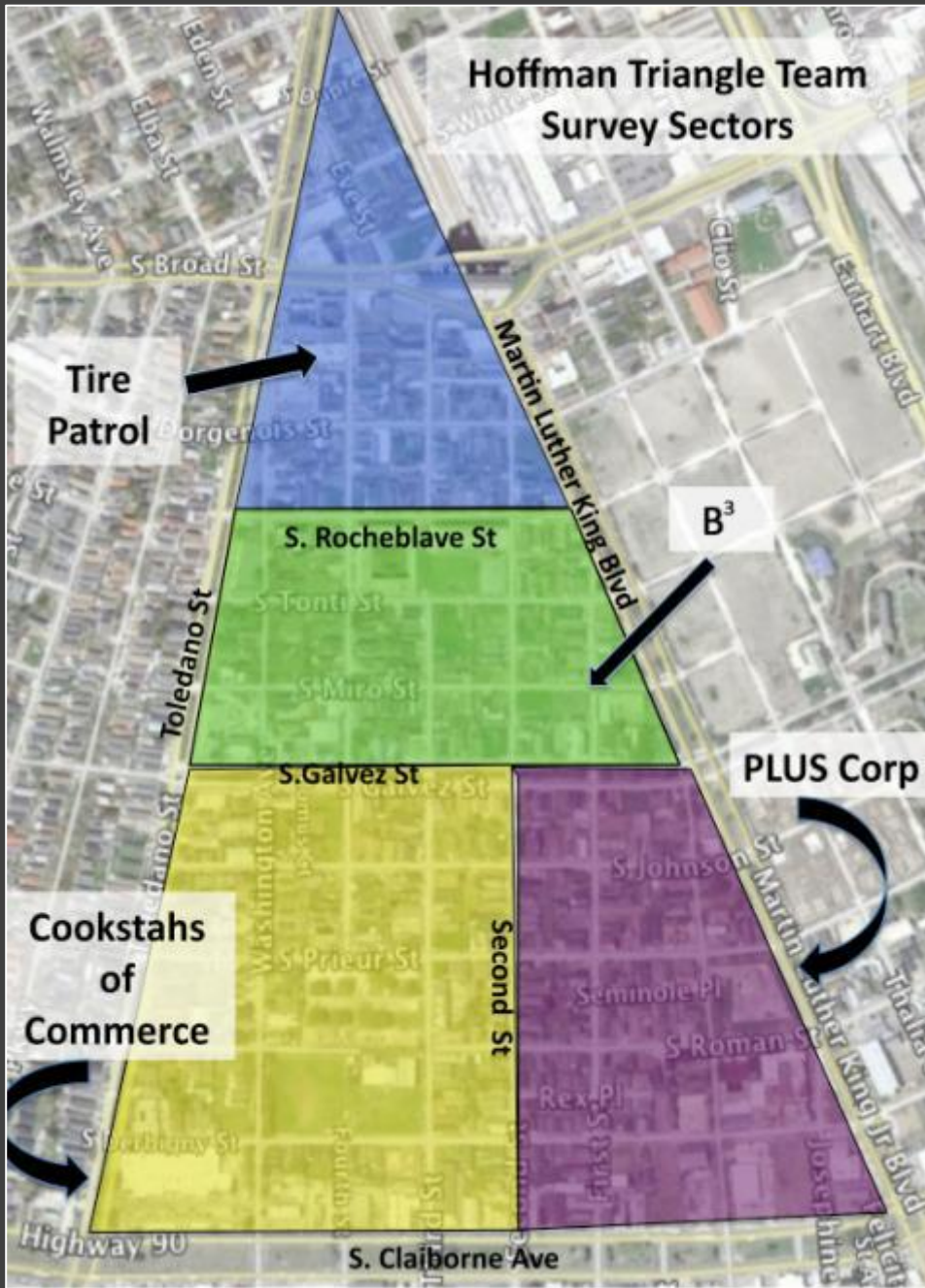
2011 HOFFMAN TRIANGLE ANALYSIS

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

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

DATA
COLLECTED



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	<input type="checkbox"/> Building	<input type="checkbox"/> Residential	<input type="checkbox"/> 1	<input type="checkbox"/> Yes	<input type="checkbox"/> 1
	<input type="checkbox"/> Parking Lot	<input type="checkbox"/> Commercial	<input type="checkbox"/> 2	<input type="checkbox"/> No	<input type="checkbox"/> 2
	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> 3+		<input type="checkbox"/> 3
		<input type="checkbox"/> Other			

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

- | | | | |
|--|--|--------------------------------------|--|
| <input type="checkbox"/> Occupied | <input type="checkbox"/> Vacant | <input type="checkbox"/> Not Secured | <input type="checkbox"/> Under Construction |
| <input type="checkbox"/> For Sale Sign | <input type="checkbox"/> For Rent Sign | <input type="checkbox"/> Trailer | <input type="checkbox"/> Yard/ Lot Overgrown |

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

1600 Alvar	<input type="checkbox"/> Building	<input type="checkbox"/> Residential	<input type="checkbox"/> 1	<input type="checkbox"/> Yes	<input type="checkbox"/> 1
	<input type="checkbox"/> Parking Lot	<input type="checkbox"/> Commercial	<input type="checkbox"/> 2	<input type="checkbox"/> No	<input type="checkbox"/> 2
	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> 3+		<input type="checkbox"/> 3
		<input type="checkbox"/> Other			

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

- | | | | |
|--|--|--------------------------------------|--|
| <input type="checkbox"/> Occupied | <input type="checkbox"/> Vacant | <input type="checkbox"/> Not Secured | <input type="checkbox"/> Under Construction |
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		<input type="checkbox"/> Other			

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

DATA COLLECTED



RESIDENTIAL



COMMERCIAL



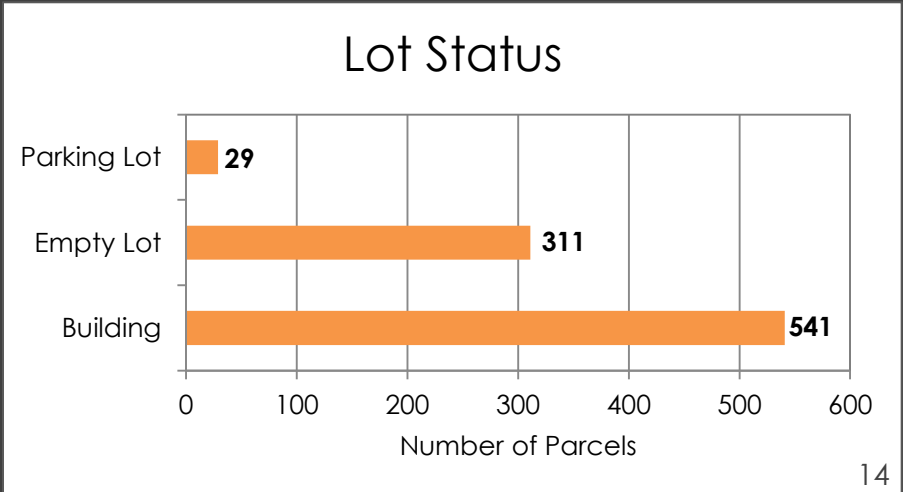
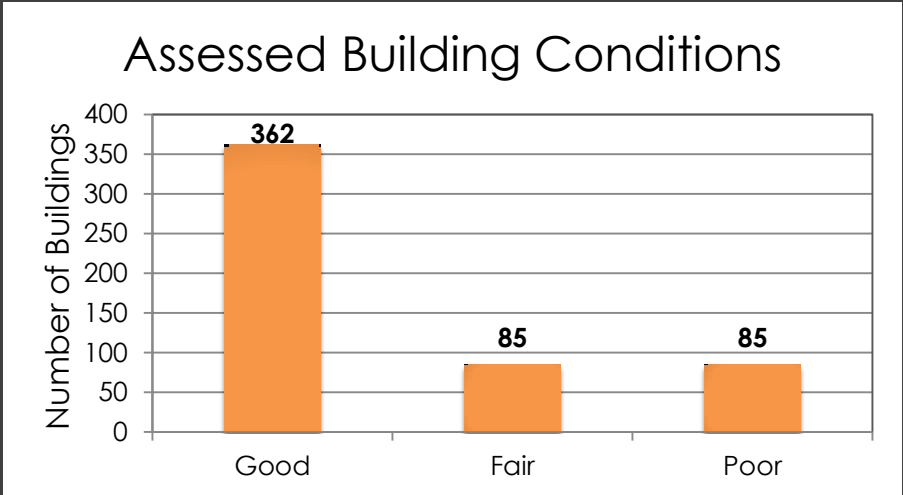
MIXED-USE



OTHER

DATA
COLLECTED

Property Conditions

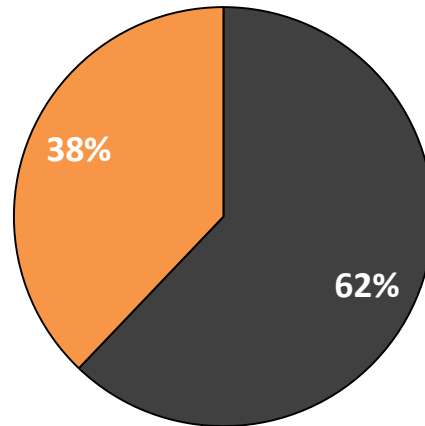




High Frequency:
 Tire/Automotive (12)
 Food/Beverage (12)

COMMERCIAL PROPERTIES

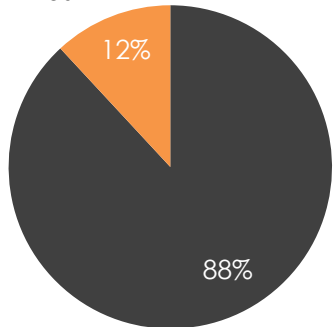
Occupancy Status



■ Occupied ■ Vacant

Percentage of Total Parcels with Trash

With Trash



Without Trash



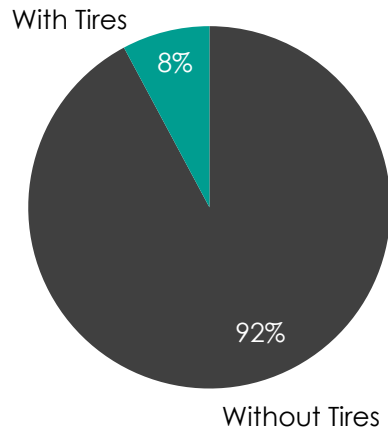
TRASH

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

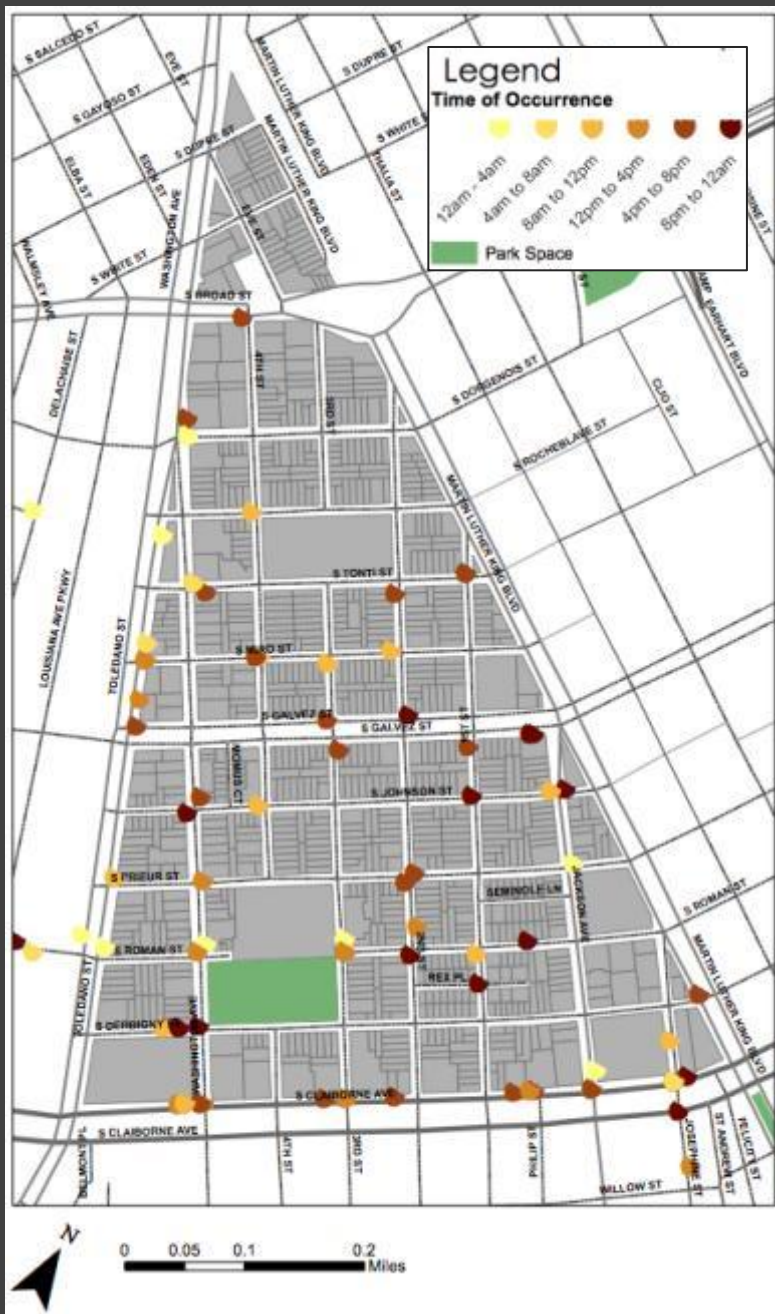


TIRES

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:

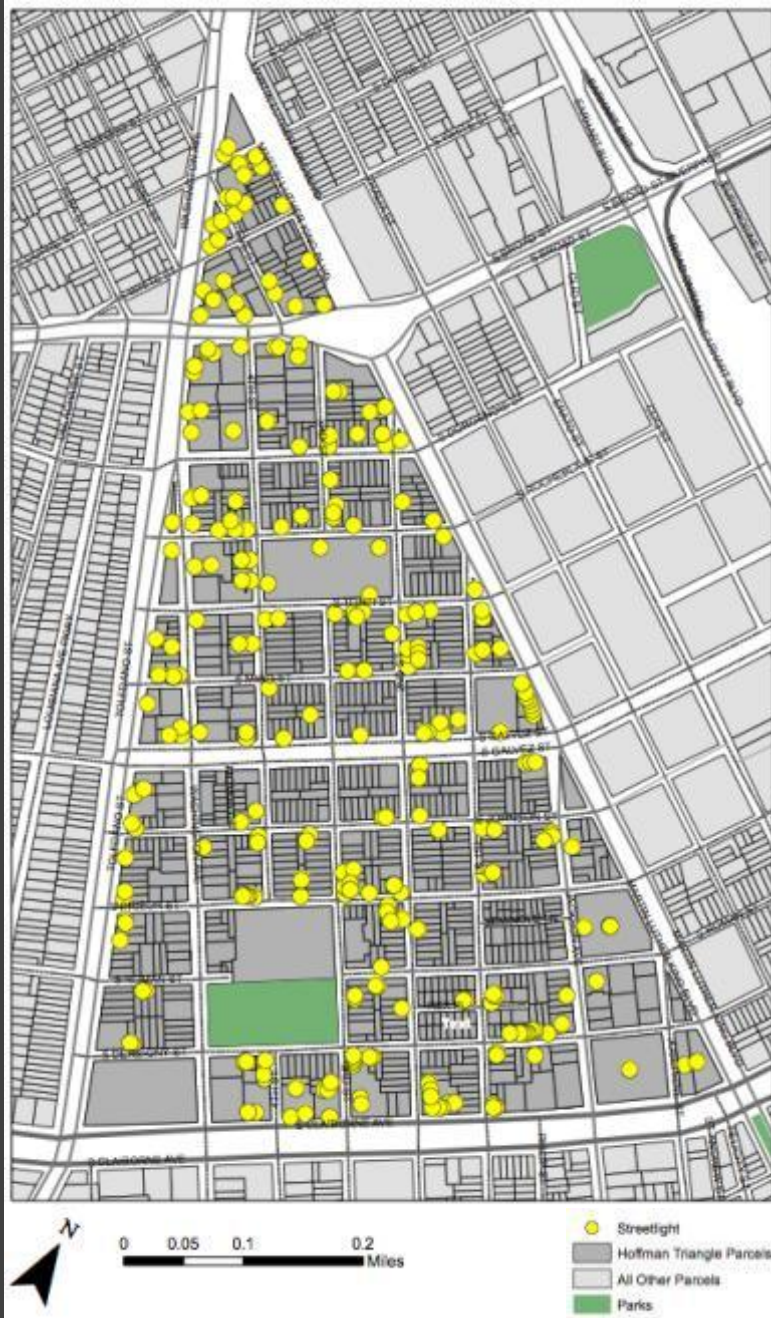
- Homicide (1)
- Rape (1)



Image used under Creative Commons from Null Value

CRIME

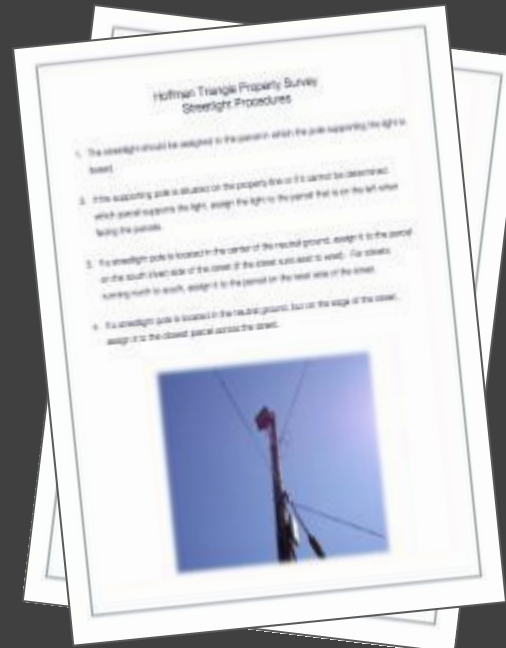
5.25.11
To
11.21.11



Statistics:

165
Parcels with
street lights

5.4
Parcels per
street light



STREET LIGHTS

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

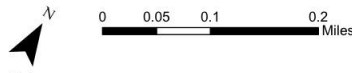


The survey data from 2011 was used to formulate the plan to identify where the high priority properties were. In the summer of 2012 over 200 volunteers dedicated time in the Hoffman Triangle to clean up trash, deconstruct abandoned houses, plant gardens and install energy efficient light bulbs.

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



Data Sources:

City of New Orleans: <data.nola.gov> 2012 GIS data:
 NOLA_Parcels_20120928 (Hoffman_Parcels_20120928)
 NOLA_Streets_20120914; NOLA_Addresses_20120804
 NOLA_Council_Districts_20120517
 2011 GIS data NOLA_Parks_20110818 (Taylor_Park)
 2012 Hoffman Triangle Resident Streetlight Survey

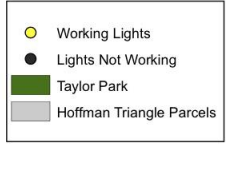
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Streetlight Findings

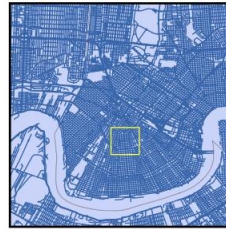
The UNO PLUS fall 2012 Hoffman Triangle Quality of Life Assessment Team received a Resident Survey of Streetlights conducted by AND concentrated in a 20 block area of the southern portion of the Hoffman Triangle. Data was gathered on 61 streetlights in the survey area.



Limiting conditions:
 -Map graphics 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



New Orleans, LA



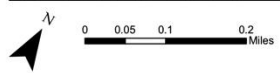
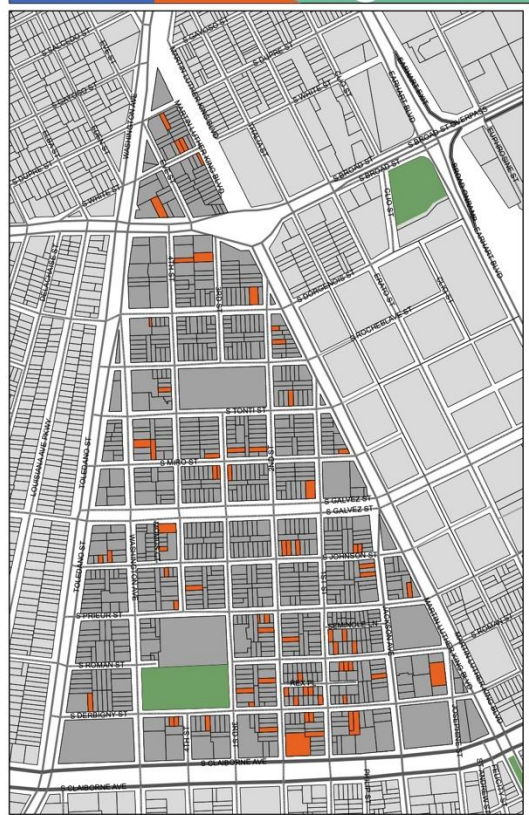
Map Source: Louisiana GIS Digital Maps May 2007



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

Hoffman Triangle



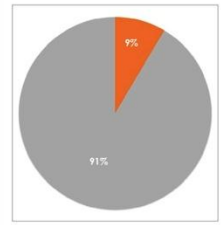
Data Sources:
 City of New Orleans: \data\nola\gov\2011 GIS\data: NOLA_Parcel\2011\118\hp; NOLA_Street\2011\118\hp; NOLA_Park\2011\08\18\hp;
 UNO PLUS Fall 2011 Hoffman Triangle Parcel Condition Survey data; trash, fires, lights, commercial properties inventory;
 blight data\Total Gully Code Enforcement Cases; Code Enforcement Document Library; The City of New Orleans, 25 July
 2011. nola.gov/RESIDENTS/Code Enforcement/Code Enforcement Document Library/;
 economic data: Orleans Parish Assessor's Office, Associated Neighborhood Development Property Files;
 demographic data: U.S. Census Bureau, Decennial Census 2010

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Blight Findings

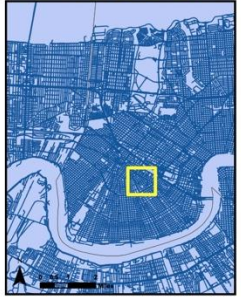
The Code Enforcement Document Library from the City of New Orleans reports 75 guilty cases within the Hoffman Triangle indicating 9% blight within the study area

Limiting conditions:
 -Blight condition is based on blight data from July 25, 2011.
 -The property condition from the blight report does not necessarily reflect the current condition of the property.



- Blight**
- Blighted Property
 - Hoffman Triangle Parcels
 - All Other Parcels
 - Parks

New Orleans, LA



Cartography:
 University of New Orleans
 Department of Planning and Urban Studies
 Information Technology for the Planning Profession
 December 7th, 2011

BLIGHT CASES

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 LA³
Annabeth McCall (TL), Lawrence Guimont, Adarian Pike, Alex DePriest



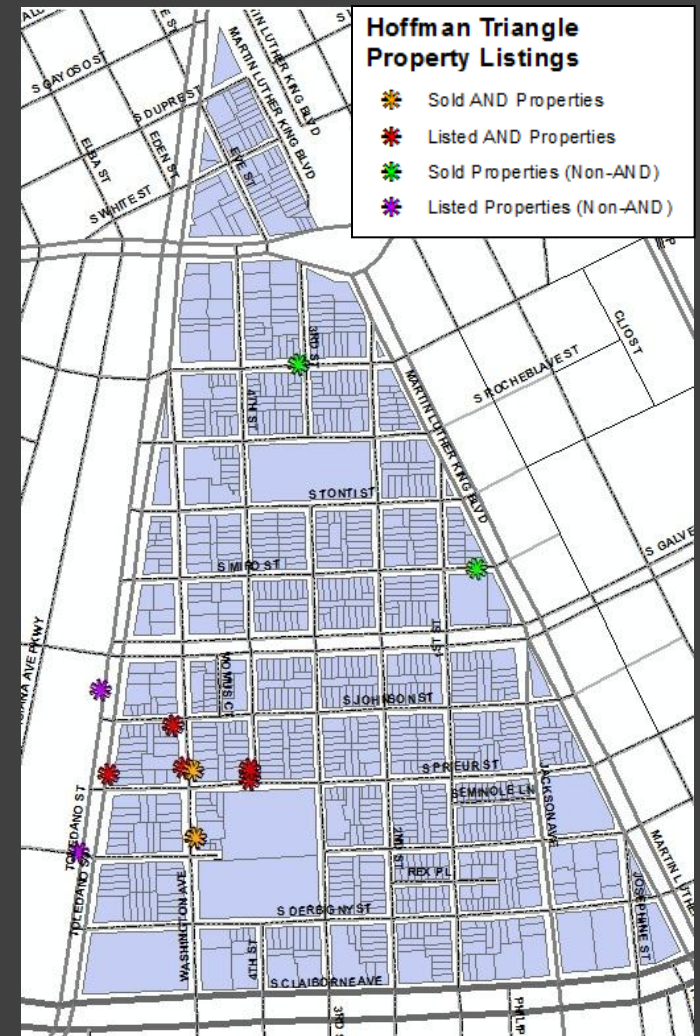
54 EMPTY LOT STRATEGY DEVELOPMENT

Business Analyst Online Demographic and Income Profile 2011

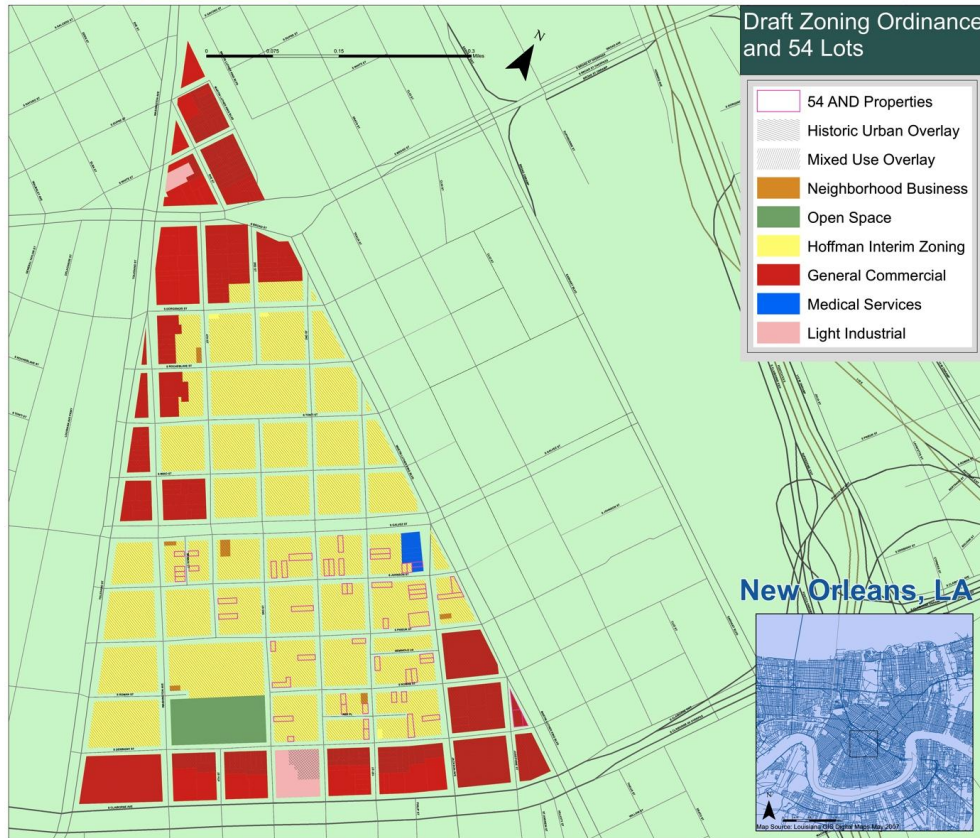
Summary	2010	2011	2016 Projected
Population	1,200	1,228	1,504
Households	488	499	590
Families	266	272	315
Average Household Size	2.45	2.45	2.54
Owner Occupied Housing Units	130	127	150
Renter Occupied Housing Units	358	371	440
Median Age	31.8	32.0	32.3

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



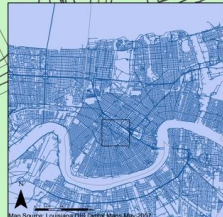
Hoffman Triangle



Draft Zoning Ordinance and 54 Lots

- 54 AND Properties
- Historic Urban Overlay
- Mixed Use Overlay
- Neighborhood Business
- Open Space
- Hoffman Interim Zoning
- General Commercial
- Medical Services
- Light Industrial

New Orleans, LA



Data Sources: City of New Orleans - <data not a gov> 2012 GIS data:
 NOLA_Parcels_20120928 (Hoffman_Parcels_20120928),
 NOLA_Sewals_20120914,
 NOLA_Addresses_20120824,
 NOLA_Council_Districts_20120817,
 2011 GIS data NOLA_Parks_20110816 (Taylor_Park),
 City Planning Commission

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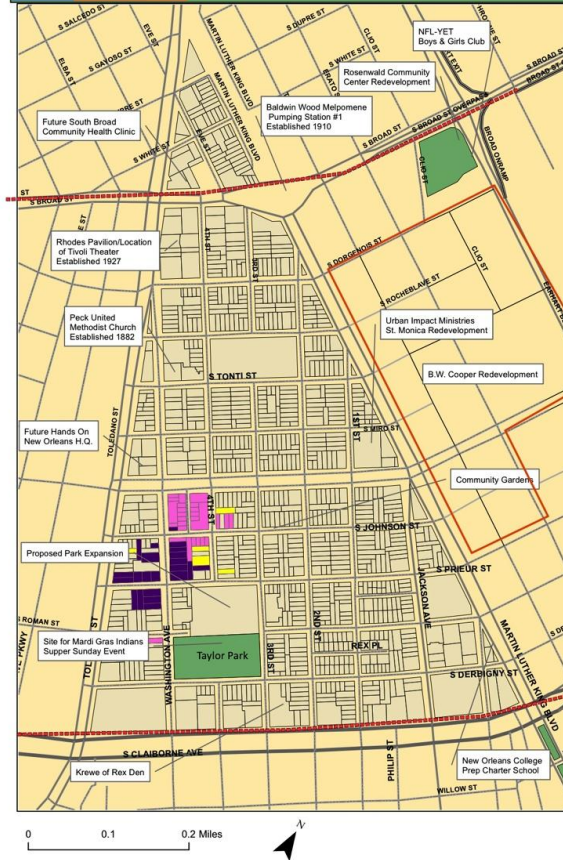
Cartography: Annabeth McCall, Kevin Harrison, ar Michelle Thompson
 University of New Orleans
 Department of Planning and Urban Studies
 Information Technology for the Planning Profession
 November 20, 2012



THE UNIVERSITY of NEW ORLEANS

PROPOSED ZONING

Come Home To Hoffman You'll be Proud to Call It Home



Points of Interest

- NFL-YET Boys & Girls Club
- Rosenwald Community Center Redevelopment
- Future South Broad Community Health Clinic
- Rhodes Pavilion/ Location of Tivoli Theater Established 1927
- Taylor Park and Pool
- Peck United Methodist Church Established 1882
- Urban Impact Ministries St. Monica Redevelopment
- B.W. Cooper Redevelopment
- St. Monica Redevelopment
- Pleasant Zion Baptist Church
- B.W. Cooper Redevelopment
- Community Gardens
- New Orleans College Prep Charter School
- Krewe of Rex Den
- Future Hands On New Orleans Headquarters
- Baldwin Wood Melpomene Pumping Station #1 Established 1910

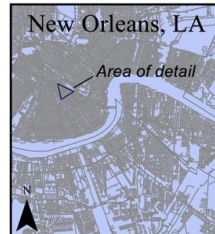
Investment Opportunities

Homes For Sale

- 3324 4th ST
- 3312 4th ST
- 3305 4th ST
- 3419 4th ST
- 3227 Toledano ST

Development

- AND
- AND Targeted Development Area
- Park Space



July 13, 2012

Cartography:
Michael LaBocca and Brittany Arceneaux

Data Sources:
City of New Orleans: <data.nola.gov> 2011 GIS data
NOIA_Parcels_2011118.shp, NOIA_Streets_2011118.shp,
NOIA_Parks_20110818.shp, Associated Neighborhood
Development Property Files; demographic data: U.S. Census
Bureau, Decennial Census 2010.

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ASSETS AND POINTS OF INTEREST WITHIN THE NEIGHBORHOOD

THANK YOU

Questions?