

## FAQs

### **What is the Local Redevelopment Authority (LRA)?**

The City of New Orleans, a municipal corporation, was established as the Local Redevelopment Authority (LRA) for the purpose of developing the redevelopment plan with respect to the Naval Support Activity New Orleans, Louisiana, including outreach to homeless providers and other interested parties, as well as, the implementation of the plan.

The City of New Orleans has delegated the authority to develop this plan and make final recommendations to the Mayor of the City of New Orleans and the Council of the City of New Orleans to the NSA New Orleans Advisory Task Force. The NOATF has been delegated furthermore the authority to implement the plan, once approved by all required parties. These designations were created by Executive Order of the Mayor of the City of New Orleans (CRN 06-09) for the purpose of developing the redevelopment plan for the site.

### **When is the military relocating?**

The military estimates that it will relocate and vacate the property during 2010. This timeframe is contingent upon the readiness of the Federal City development slated for the Naval Support Activity “WestBank” New Orleans, Louisiana. This development is currently being lead by the New Orleans Federal Alliance. The New Orleans Federal Alliance has until September 30, 2008, to start construction on the Federal City project. If the New Orleans Federal Alliance does not have the Federal City project under construction by September 30, 2008, the Naval Support Activity “WestBank” New Orleans, Louisiana will be declared surplus by the Navy and the redevelopment efforts will be undertaken by the City of New Orleans through the NOATF.

### **What is going to happen to the Naval Support Activity “EastBank” site?**

The Navy, and all the branches of the military, will dispose of surplus property, as a result of closures and realignments, by way of very specific methods and processes mandated by law. The methodology for Base Redevelopment and Realignment (**BRRM**) is contained in a manual issued by the Office of the Deputy Under Secretary of Defense. The base will be redeveloped for either government, public, or private use or some combination. This is yet to be determined. The NOATF is charged with finding potential uses for the property and developing a comprehensive redevelopment reuse plan based on **community input** and **goals** derived from that input. The plan will be submitted to HUD for review and to the Navy for approval.

### **Why is HUD involved in the reuse plan?**

Under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, HUD is responsible for ensuring that the reuse plan addresses the needs of the homeless in the vicinity of the base and that the reuse plan is balanced in terms of economic redevelopment, other redevelopment, and the homeless assistance needs of the

community. For additional information, see the **HUD Guidebook on Military Base Reuse and Homeless Assistance**.

**Who are the members of the NOATF?**

City of New Orleans, Chief Development Officer  
University of New Orleans, Chancellor  
Regional Planning Commission, Chairman  
Industrial Development Board, President  
Port of New Orleans, Chairman  
Algiers Economic Development Foundation, President  
University of New Orleans, Chancellor  
Bywater Neighborhood Association, President  
New Orleans Chamber of Commerce, Chairman  
New Orleans Federal Alliance, Chairman

**What is the NOATF Scope of Work?**

Prepare a financially feasible reuse plan for the Naval Support Activity “Eastbank” facility in accordance with federal government guidelines which includes the following:

- Prepare overall economic adjustment plan
- Conduct outreach to State and local government, Non-profits, and Homeless Assistance Providers to solicit interests in surplus Federal property
- Prepare base redevelopment plan for surplus Federal property

**What is a Base Redevelopment Plan?**

- Community’s vision, goals, and objectives for long-term base redevelopment and overall economic adjustment
- Primary instrument to ensure land use compatibility between surrounding community and former base
  - ✓ Proposed land uses and zoning
  - ✓ Supporting infrastructure
  - ✓ Phasing schedule for redevelopment
  - ✓ Capital improvement program

**Why is a Community Asked to Prepare a Redevelopment Plan?**

- Supports the Military Department’s disposal of surplus Federal property
- Guides the Military Department’s environmental analysis of base redevelopment as required by the National Environmental Policy Act of 1969, as amended (NEPA analysis)
- Military Department uses the plan in considering property disposal conveyance options for surplus Federal property

**Why is the Planning Process a Partnership Between the Community and the Military Department?**

Key elements of planning process

- ✓ Environmental Condition of Property (ECP) Report
- ✓ LRA's base redevelopment plan
- ✓ Military Department's NEPA analysis

Establishes framework for

- ✓ Property remediation
- ✓ Property disposal
- ✓ Base redevelopment in accordance with community goals and objectives

Planning process represents LRA's effort to identify redevelopment alternatives

- ✓ financially feasible
- ✓ environmentally viable

### **What does the Redevelopment Planning Process Involve?**

Formulate community goals, objectives and performance targets for base redevelopment

Prepare conceptual base redevelopment plan

Collect and analyze existing conditions

Map existing baseline conditions

Conduct specialized planning studies to define market opportunities, physical constraints and infrastructure requirements

Prepare and evaluate alternative plans

Select and adopt final base redevelopment plan

### **What are the Redevelopment Planning Drivers?**

Physical & environmental conditions

Market potential for redevelopment

Public facilities & services needs

Homeless accommodation

Institutional needs

Federal property disposal laws

### **What does the Conceptual Base Redevelopment Plan Encompass?**

Represents community's vision, goals, and objectives for redevelopment

Focuses on how the former base can fit into the community and support additional economic growth

Can be presented as both text and graphics

### **The LRA will Prepare and Evaluate Alternative Development Plans.**

Alternative redevelopment plans will be prepared on the basis of existing conditions, together with real estate market conditions and trends

The plans will be presented as a series of alternatives to allow analysis and discussion among stakeholders

A single plan will emerge that incorporates the most desired components of the alternatives and supports overall community goals and objectives

### **How will the Selection of Final Base Redevelopment Plan be accomplished?**

Alternative redevelopment plans will be evaluated on the basis of site conditions, real estate trends, public needs, and required infrastructure

The evaluation guided by a set of review criteria

- ✓ Community goals and objectives
- ✓ Public consensus
- ✓ Balance between community homeless needs with local community and economic development needs
- ✓ Marketability
- ✓ Financial feasibility
- ✓ Realistic phasing of redevelopment

The final plan should be financially feasible and environmentally viable

### **How is the Final Plan Adopted?**

- LRA forwards final base redevelopment plan and homeless submission package that has been approved by the Council of the City of New Orleans and the Mayor to HUD for review
- Upon HUD review local government jurisdiction(s) with planning and zoning authority formally adopt plan
- Further refine plan for implementation

### **How will the reuse plan be developed?**

The Office of Economic Adjustment (OEA), within in the Department of Defense, has provided a grant to fund the work necessary to develop a reuse plan. Experts who are experienced in base closures will assist the NOATF with the economic and market analysis, public outreach, development of potential reuse plans and eventually a preferred reuse plan the reflects the City's goals and values to submit to the Navy for approval.

### **What assets (buildings and personal property) are available on the site?**

Details outlining the size of the property, buildings, and personal property, along with maps are available on the [Real Estate New Orleans "East Bank"](#) link.

### **Is there a timeline for the process?**

The United States Department of Defense has designated a timeline for the process. A view of the timeline can be accessed on the [Timeline](#) link.

### **What if I have additional comments or questions that are not answered in this site?**

Please visit the [Contact Us](#) link.