

**CITY OF NEW ORLEANS
CAPITAL BUDGET REQUEST
SUMMARY PAGE**

2025 - 2029 Capital Budget Request Form

Tyler Russell / Rochelle Juelich

504.658.4935

trussell@noia.gov / rochelle.juelich@noia.gov

Department Agency Number	Office of Community/Assets and Investment	Contact Name	Contact E-Mail	Priority Criteria	Project Name	Project Amount	2025	2026	2027	2028	2029
210											
Request #	Department Ranking	Contact Number	Priority Criteria Ranking								
2	10	96	96		Pre-Design: Lake Forest and Parc Britany Site Lot Clearing	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -
2	9	97	97		Pre-Design: Lake Forest and Parc Britany Feasibility Analysis	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -
2	8	90	90		Pre-Design: Lake Forest and Parc Britany Surveying and Title Search	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -
1	6	104	104		Pre-Design: Second District Police Station Survey	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -
4	5	117	117		Pre-Design: Sophie Gumbel House Surveying	\$ 2,800.00	\$ 2,800.00	\$ -	\$ -	\$ -	\$ -
6	1	117	117		Property Acquisition: Freret St. Jena Property	\$ 400,000.00	\$ 400,000.00				
6	2	96	96		Pre-Design: Freret St. Redevelopment Survey	\$ 2,500.00	\$ 2,500.00		\$ -	\$ -	\$ -
3	4	96	96		Pre-Design: Poydras ROW Master Plan	\$ 100,000.00	\$ 100,000.00				
3	3	96	96		Pre-Design: Poydras ROW Survey	\$ 3,500.00	\$ 3,500.00		\$ -	\$ -	\$ -
5	7	117	117		Pre-Design: Park and Ride Surveys	\$ 2,000.00	\$ -	\$ 2,010.00	\$ -	\$ -	\$ -
TOTAL						\$ 818,300.00	\$ 816,300.00	\$ 2,010.00	\$ -	\$ -	\$ -

Department Head Signature 

Printed Name

M Tyler Russell

Date 5/3/2024

Capital Budget Request Priority Rating Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Second District Police Station Survey	Department Priority Ranking	7
Categories	Rating	Score	
Public Health and Safety	3	5	
External Requirements	1	3	
Protection of Capital Stock	3	9	
Economic Development	3	9	
Operating Budget	3	9	
Life Expectancy of Project	3	9	
Percent of Population Served by Project	2	6	
Relation to adopted Plans	1	3	
Intensity of Use	3	9	
Scheduling	3	5	
Benefit/ Cost	3	9	
Potential for Duplication	1	3	
Availability of Financing	3	5	
Special Need	0	0	
Energy Consumption	1	3	
Timeliness/ External	3	9	
Public Support	3	5	
Environmental Quality and Stormwater Management	1	3	
TOTAL Ranking	40	104	

2025 - 2029 Capital Budget Request Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Lake Forest and Parc Brittany Site Lot Clearing	Department Priority Ranking	11
Project Type	Feasibility Study	Is a Land acquisition needed? (Y/N)	No
Will this project be a permanent immovable improvement?	No	Does the request meet the General Obligation Bond requirement?	Yes
Project Address	43164 Parc Brittany Blvd 1 Rte 64 0 Rte 64	Council District	E
Detailed Summary: Include Scope of work, parking requirements, landscaping, etc.	<p>This is a request for funding to clear overgrowth and debris from three contiguous City-owned lots situated on Lake Forest Boulevard and between the Lawrence Canal and Dwyer Road in New Orleans East. In total, the lots are approximately 13.09 acres. Clearing these sites is a necessary step to other analysis and pre-design work, like environmental remediation (if necessary), all of which is in service of ultimately redeveloping this property for public benefit and to support economic development. This could be a flagship redevelopment site for the surrounding area, and there are opportunities to connect this site to other residents and destinations across the East, as Lake Forest Boulevard is slated for improved transit service and infrastructure improvements. This request supports the Mayor's goals for quality of life and blight reduction, and this is a critical action to putting these City properties back into commerce. This site has been identified by the Strategic Property Oversight Working Group (SPOWG) as ripe for redevelopment through the Redevelopment Framework. Through the Redevelopment Framework, OCAI would partner with NORA to solicit developers for the site (or a portion of the site) through a 99 year ground lease. In exchange, the developers would put the land into productive use for public benefit. The City also has opportunity to leverage this land to increase access to City services, or it can sell a portion for this site to support economic development. Clearing this site will have an immediately positive impact by removing visible blight and physical impediments to redevelopment, and the long-term impacts would be far-reaching and catalytic for New Orleans East.</p>		
Five Year Summary	<p>Year 0 (Pre-Design): Phase I environmental review Year 1 (Pre-Design): - Lot Clearing - Surveying (Separate Request) Year 2 (Pre-Design) - Feasibility Analysis (Separate Request) - Position property for Redevelopment (lease to NORA, auction) Year 3-5: Redevelopment</p>		
Has an Architect or Engineer prepared drawings for this project?	No	If Yes please explain how this was funded and current status	See Request 2b.
Will this project increase your department's current operating expenses? (i.e. require additional staff, maintenance, utilities)	No	Please provide estimate of increase or decrease operating costs.	This may result in additional maintenance (mowing) requirements for a period of no more than 2 years. Department of Parks and Parkways will be responsible for maintenance.
Estimated Cost of Project: (include Design, Construction, Testing, Contingency, etc.)	\$200,000	Proposed Funding Source	Any available funding
Does this project fall in line with the current Zoning requirements	Yes	If no please list required change	This action does not involve rezoning or permitting. OCAI has submitted a FLUM amendment for Mixed-Use Medium Density to support future redevelopment opportunities.
Please discuss how the project conforms to objectives and recommendations of the Master Plan:	<p>This action will enable reuse and redevelopment of three City-owned properties which are currently blighted and are not benefitting the community or generating income. This site is well positioned to support the goals of the following sections of the Master Plan: - Chapter 5: Housing and Neighborhoods - Chapter 9: Enhancing prosperity and opportunity - Chapter 10: Community Services, Facilities, and Infrastructure</p>		
Does the project improve runoff water quality or reduce the impacts of flooding? If yes, please explain how this is achieved, describing the area that is impacted. If no, please	<p>This project would reduce the amount of extreme overgrowth on the site. Any future development would comply with open space and stormwater requirements.</p>		
What Benefit(s) will be provided to Public from this project?	<p>Removal of blight and overgrowth, which is a visual impediment for drivers and invites illegal dumping - Research shows cleaning up overgrown sites such as this has immediate positive outcomes for nearby market values and perceptions of safety while reducing criminal activity - Position the site for future redevelopment for public benefit - Position the site for economic development and revenue generating opportunities through sale and putting property back on tax-rolls</p>	For what year are you requesting the Project? 2025, 2026, 2027, 2028 or 2029? Enter amount in requested year below. Please remove phases of work (Pre-Design/Design/Bid/Construction) that do not apply	Enter
		2025 (Pre-Design)	\$200,000
		2026 (Pre-Design)	
		2027 (Pre-Design)	
		2028 (Pre-Design)	
2029 (Pre-Design)			
Is the surrounding infrastructure(i.e. utilities, road network) sufficient to support the intended use of the project?	No	If no please discuss required improvements and estimated costs	Needed pedestrian and right of way improvements. Possible utility needs. RTA is seeking funding to support some of these critical infrastructure needs and support redevelopment.

Capital Budget Request Priority Rating Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Lake Forest and Parc Brittany Site Lot Clearing	Department Priority Ranking	11
Categories	Rating	Score	
Public Health and Safety	3	5	
External Requirements	0	0	
Protection of Capital Stock	0	0	
Economic Development	3	9	
Operating Budget	2	5	
Life Expectancy of Project	3	9	
Percent of Population Served by Project:	2	5	
Relation to dopted Plans	2	5	
Intensity of Use	3	5	
Scheduling	3	5	
Benefit/ Cost	3	5	
Potential for Duplication	3	5	
Availability of Financing	3	5	
Special Need	3	9	
Entergy Consumption	1	3	
Timeliness/ External	3	9	
Public Support	3	9	
Environmental Quality and Stormwater Management	1	3	
TOTAL Ranking	41	96	

2025 - 2029 Capital Budget Request Form

Agency Number	210	Department Name	Office of Community Assets and Investment										
Project Name	Pre-Design: Lake Forest and Parc Brittany Feasibility Analysis	Department Priority Ranking	10										
Project Type	Feasibility Study	Is a Land acquisition needed? (Y/N)	No										
Will this project be a permanent immovable improvement?	No	Does the request meet the General Obligation Bond requirement?	Yes										
Project Address	43164 Parc Brittany Blvd 1 Rte 64 0 Rte 64	Council District	E										
Detailed Summary: Include Scope of work, parking requirements, landscaping, etc.	While this site is well-positioned to support impactful and catalytic redevelopment for public benefit and/or economic development, this site is located in a weak market, which may pose challenges to some future development opportunities. Analysis of what the market can support will inform development proposals and ensure City communications, community engagement, and decisions about the site are grounded in market realities. Conversely, there are many anchor institutions and nearby residents that could support new businesses and services provided at this site, and there is a great need for amenities and services like higher-capacity child care, grocery stores, health clinics, and banks in this area. Funding for a feasibility analysis can ensure this project balances community needs with market realities to inform a plan for redevelopment that is financially sustainable and revenue-generating for the City in the long-term. Should the feasibility analysis conclude this site is not well-positioned for redevelopment for public benefit, the City may consider auctioning these properties to recoup the cost of the analysis and lot-clearing. Lot clearing would support this outcome/action as well.												
Five Year Summary	Year 0 (Pre-Design): Phase 1 environmental review Year 1 (Pre-Design): - Feasibility Analysis - Lot Clearing (Separate Request) - Surveying/Title Search (Separate Request) Year 2 (Pre-Design): - Position property for Redevelopment (lease to NORA, auction) Year 3-5: Redevelopment												
Has an Architect or Engineer prepared drawings for this project?	No	If Yes please explain how this was funded and current status	Reason for this request										
Will this project increase your department's current operating expenses? (i.e. require additional staff, maintenance, utilities)	No	Please provide estimate of increase or decrease operating costs.	No										
Estimated Cost of Project: (include Design, Construction, Testing, Contingency, etc.)	\$100,000	Proposed Funding Source	Any available funding										
Does this project fall in line with the current Zoning requirements	Yes	If no please list required change	This action does not involve rezoning or permitting. OCAI has submitted a FLUM amendment for Mixed-Use Medium Density to support future redevelopment opportunities.										
Please discuss how the project conforms to objectives and recommendations of the Master Plan:	This action will enable reuse and redevelopment of three City-owned properties which are currently blighted and are not benefitting the community or generating income. This site is well positioned to support the goals of the following sections of the Master Plan: - Chapter 5: Housing and Neighborhoods - Chapter 9: Enhancing prosperity and opportunity - Chapter 10: Community Services, Facilities, and Infrastructure												
Does the project improve runoff water quality or reduce the impacts of flooding? If yes, please explain how this is achieved, describing the area that is impacted. If no, please	This project would reduce the amount of extreme overgrowth on the site. Any future development would comply with open space and stormwater requirements.												
What Benefit(s) will be provided to Public from this project?	Analyze capacity for future redevelopment for public benefit at this site and identify possible constraints. - Position the site for economic development and revenue generating opportunities through sale and putting property back on tax-rolls - Provide insights into demographics and community needs - Identify redevelopment opportunity that could catalyze future investment along the Lake Forest Corridor.	For what year are you requesting the Project? 2025, 2026, 2027, 2028 or 2029? Enter amount in requested year below. Please remove phases of work (Pre-Design/Design/Bid/Construction) that do not apply	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">2025 (Pre-Design)</td> <td style="width: 30%; text-align: right;">\$100,000</td> </tr> <tr> <td>2026 (Pre-Design)</td> <td></td> </tr> <tr> <td>2027 (Pre-Design)</td> <td></td> </tr> <tr> <td>2028 (Pre-Design)</td> <td></td> </tr> <tr> <td>2029 (Pre-Design)</td> <td></td> </tr> </table>	2025 (Pre-Design)	\$100,000	2026 (Pre-Design)		2027 (Pre-Design)		2028 (Pre-Design)		2029 (Pre-Design)	
2025 (Pre-Design)	\$100,000												
2026 (Pre-Design)													
2027 (Pre-Design)													
2028 (Pre-Design)													
2029 (Pre-Design)													
Is the surrounding infrastructure(i.e. utilities, road network) sufficient to support the intended use of the project?	No	If no please discuss required improvements and estimated costs	Needed pedestrian and right of way improvements. Possible utility needs. RTA is seeking funding to support some of these critical infrastructure needs and support redevelopment.										

Capital Budget Request Priority Rating Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Lake Forest and Parc Brittany Feasibility Analysis	Department Priority Ranking	10
Categories	Rating	Score	
Public Health and Safety	3	5	
External Requirements	0	0	
Protection of Capital Stock	0	0	
Economic Development	3	9	
Operating Budget	2	5	
Life Expectancy of Project	3	9	
Percent of Population Served by Project	2	6	
Relation to adopted Plans	2	5	
Intensity of Use	3	9	
Scheduling	3	5	
Benefit/ Cost	3	5	
Potential for Duplication	3	9	
Availability of Financing	3	5	
Special Need	3	9	
Energy Consumption	1	3	
Timeliness/ External	3	5	
Public Support	3	5	
Environmental Quality and Stormwater Management	1	3	
TOTAL Ranking	41	97	

2025 - 2029 Capital Budget Request Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Lake Forest and Parc Brittany Surveying and Title Search	Department Priority Ranking	3
Project Type	Feasability Study	Is a Land acquisition needed? (Y/N)	No
Will this project be a permanent immovable improvement?	No	Does the request meet the General Obligation Bond requirement?	Yes
Project Address	43164 Parc Brittany Blvd 1 Rte 64 0 Rte 64	Council District	E
Detailed Summary: Include Scope of work, parking requirements, landscaping, etc.	Once site clearing is complete, preparing an ALTA survey will be a critical next step to determine feasibility of redevelopment. Without title search and legal research on the property, the City cannot move forward with plans to position the property for redevelopment in good faith that the property is not encumbered in some way. This would be included with an ALTA survey. Surveying the property will ensure City resources, staff capacity, and time are used efficiently and strategically, and providing this information will make this site more marketable for future development.		
Five Year Summary	Year 0 (Pre-Design): Phase I environmental review Year 1 (Pre-Design): - Surveying/Title Search - Feasibility Analysis (Separate Request) - Lot Clearing (Separate Request) Year 2 (Pre-Design): - Position property for Redevelopment (lease to NORA, auction) Year 3-5: Redevelopment		
Has an Architect or Engineer prepared drawings for this project?	No	If Yes please explain how this was funded and current status	Reason for this request
Will this project increase your department's current operating expenses? (i.e. require additional staff, maintenance, utilities)	No	Please provide estimate of increase or decrease operating costs.	No
Estimated Cost of Project: (include Design, Construction, Testing, Contingency, etc.)	\$5,000	Proposed Funding Source	Any available funding
Does this project fall in line with the current Zoning requirements	Yes	If no please list required change	This action does not involve rezoning or permitting. OCAI has submitted a FLUM amendment for Mixed-Use Medium Density to support future redevelopment opportunities.
Please discuss how the project conforms to objectives and recommendations of the Master Plan:	This action will enable reuse and redevelopment of three City-owned properties which are currently blighted and are not benefitting the community or generating income. This site is well positioned to support the goals of the following sections of the Master Plan: - Chapter 5: Housing and Neighborhoods - Chapter 9: Enhancing prosperity and opportunity - Chapter 10: Community Services, Facilities, and Infrastructure		
Does the project improve runoff water quality or reduce the impacts of flooding? If yes, please explain how this is achieved, describing the area that is impacted. If no, please describe any negative impacts, and the area impacted.	N/A		
What Benefit(s) will be provided to Public from this project?	Analyze capacity for future redevelopment for public benefit at this site and identify possible constraints. - Position the site for economic development and revenue generating opportunities through sale and putting property back on tax-rolls	For what year are you requesting the Project? 2025, 2026, 2027, 2028 or 2029? Enter amount in requested year below. Please remove phases of work (Pre-Design/Design/Bid/Construction) that do not apply	
		2025 (Pre-Design)	\$5,000
		2026 (Pre-Design)	
		2027 (Pre-Design)	
		2028 (Pre-Design)	
Is the surrounding infrastructure(i.e. utilities, road network) sufficient to support the intended use of the project?	No	If no please discuss required improvements and estimated costs	

Capital Budget Request Priority Rating Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Lake Forest and Parc Brittany Surveying and Title Search	Department Priority Ranking	3
Categories	Rating	Score	
Public Health and Safety	3	5	
External Requirements	0	0	
Protection of Capital Stock	0	0	
Economic Development	3	9	
Operating Budget	2	5	
Life Expectancy of Project	3	9	
Percent of Population Served by Project	2	6	
Relation to adopted Plans	2	6	
Intensity of Use	3	5	
Scheduling	3	5	
Benefit/ Cost	3	5	
Potential for Duplication	3	5	
Availability of Financing	3	5	
Special Need	3	9	
Energy Consumption	1	3	
Timeliness/ External	3	5	
Public Support	3	5	
Environmental Quality and Stormwater Management	1	3	
TOTAL Ranking	41	90	

2025 - 2029 Capital Budget Request Form

Agency Number	210	Department Name	Mayor's Office of Community Assets and Investment
Project Name	Pre-Design: Poydras ROW Survey	Department Priority Ranking	
Project Type	Feasibility Study	Is a Land acquisition needed? (Y/N)	No
Will this project be a permanent immovable improvement?	No	Does the request meet the General Obligation Bond requirement?	Yes
Project Address	Poydras Right of Way bound by Galvez St. and S. Broad St.	Council District	B
Detailed Summary: Include Scope of work, parking requirements, landscaping, etc.	<p>This is a request for funds to procure a subdivision survey to help achieve the Mayoral goal of quality of life. This property, the Poydras Street right of way (Poydras ROW), has been identified as a key redevelopment site.</p> <p>OCAI has requested an ALTA survey to understand encumbrances on the site that may interfere with these plans. This request is for a boundary survey so the site can be partitioned into sections to accommodate a variety of uses and create an official lot of record.</p>		
Five Year Summary	<p>Year 0 (Pre-Design): - Planning and Feasibility analysis - ALTA Survey</p> <p>Year 1 (Pre-Design): Subdivision Survey - Position for Redevelopment</p> <p>Year 3-5: Redevelopment</p>		
Has an Architect or Engineer prepared drawings for this project?	No	If Yes please explain how this was funded and current status	Last survey done over 10 years ago
Will this project increase your department's current operating expenses? (i.e. require additional staff, maintenance, utilities)	No	Please provide estimate of increase or decrease operating costs.	This project will decrease the City's operating costs by redeveloping through a 3rd party that will generate revenue to cover operating costs.
Estimated Cost of Project: (include Design, Construction, Testing, Contingency, etc.)	3,500	Proposed Funding Source	Any available funding
Does this project fall in line with the current Zoning requirements	Yes	If no please list required change	
Please discuss how the project conforms to objectives and recommendations of the Master Plan:	<p>This site is well positioned to support the goals of the following sections of the Master Plan:</p> <ul style="list-style-type: none"> - Chapter 5: Housing and Neighborhoods - Chapter 10: Community Services, Facilities, and Infrastructure 		
Does the project improve runoff water quality or reduce the impacts of flooding? If yes, please explain how this is achieved, describing the area that is impacted. If no, please describe any negative impacts, and the area impacted.	The intended short-term use of this site should have no negative impact on storm water retention.		
What Benefit(s) will be provided to Public from this project?	Create space for services to unhoused population and temporary shelter for individuals experiencing street homelessness and chronic homelessness	For what year are you requesting the Project? 2025, 2026, 2027, 2028 or 2029? Enter amount in requested year below. Please remove phases of work (Pre-Design/Design/Bid/Construction) that do not apply	
		2025 (Pre-Design)	\$ 3,500.00
		2026 (Pre-Design)	
		2027 (Pre-Design)	
		2028 (Pre-Design)	
2029 (Pre-Design)			
Is the surrounding infrastructure(i.e. utilities, road network) sufficient to support the intended use of the project?	No	If no please discuss required improvements and estimated costs	Improvements to pedestrian infrastructure and public right of way would support the overall goals, function, and level of safety at this site.

Capital Budget Request Priority Rating Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Poydras ROW Survey	Department Priority Ranking	6
Categories	Rating	Score	
Public Health and Safety	3	9	
External Requirements	0	0	
Protection of Capital Stock	0	0	
Economic Development	0	0	
Operating Budget	2	6	
Life Expectancy of Project	0	0	
Percent of Population Served by Project	1	3	
Relation to adopted Plans	3	9	
Intensity of Use	3	9	
Scheduling	3	9	
Benefit/ Cost	3	9	
Potential for Duplication	1	3	
Availability of Financing	2	6	
Special Need	3	9	
Energy Consumption	1	3	
Timeliness/ External	3	9	
Public Support	3	9	
Environmental Quality and Stormwater Management	1	3	
TOTAL Ranking	32	96	

2025 - 2029 Capital Budget Request Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Sophie Gumbel House Surveying	Department Priority Ranking	6
Project Type	Feasibility Study	Is a Land acquisition needed? (Y/N)	No
Will this project be a permanent immovable improvement?	No	Does the request meet the General Obligation Bond requirement?	Yes
Project Address	5600 Loyola Ave.	Council District	A
Detailed Summary: Include Scope of work, parking requirements, landscaping, etc.	<p>This is a request for funds to procure an ALTA survey and subdivision survey of this property to achieve the Mayor's goals of quality of life. This property, a vacant, historic structure formerly used as a home for blind and indigent children called the Sophie Gumbel Home. This property is an historic site of significance, which presents opportunity for public benefit, economic development, and historic preservation. This site is likely eligible for historic preservation tax credits, and presents opportunity for redevelopment as housing or another community-serving use. Currently, the structure is vacant and deteriorating, and the City receives frequent complaints of its condition and trespassers occupying the property. The City currently utilizes a great deal of staff capacity to secure this site. This site has been identified by the Strategic Property Oversight Working Group (SPOWG) as a potential candidate for redevelopment through the Redevelopment Framework. Through the Redevelopment Framework, OCAI would partner with NORA to solicit developers for the site (or a portion of the site) through a 99 year ground lease. In exchange, the developers would put the land into productive use for public benefit. However, this property cannot be redeveloped without surveys and a minor lot line adjustment subdivision. The property is situated on a lot (Lot 1) that is shared with another structure owned by the City, which is currently leased to a non-profit organization. This structure is located at the municipal address 1770 Nashville Ave. If the City desires to redevelop and/or auction the Sophie Gumbel House separately from the 1771 Nashville Property, it will require a subdivision to sever these two properties on two separate lots of record. Additionally, the City must conduct title search and legal research to ensure the property is not encumbered in some way. This would be included with an ALTA survey. Surveying the property will ensure City resources, staff capacity, and time are used efficiently and strategically, and providing this information will make this site more marketable for future development. ☒</p>		
Five Year Summary	<p>Year 0 (Pre-Design): Phase I environmental review Year 1 (Pre-Design): - Surveying/Title Search - Modify donative intent of Sophie Gumbel Home Year 2 (Pre-Design): - Position property for Redevelopment (lease to NORA, auction) Year 3-5: Redevelopment</p>		
Has an Architect or Engineer prepared drawings for this project?	No	If Yes please explain how this was funded and current status	N/A
Will this project increase your department's current operating expenses? (i.e. require additional staff, maintenance, utilities)	No	Please provide estimate of increase or decrease operating costs.	This project will decrease the City's operating costs by redeveloping through a 3rd party that will generate revenue to cover operating costs.
Estimated Cost of Project: (include Design, Construction, Testing, Contingency, etc.)	2,800	Proposed Funding Source	Any available funding
Does this project fall in line with the current Zoning requirements	Yes	If no please list required change	
Please discuss how the project conforms to objectives and recommendations of the Master Plan:	<p>This site is well positioned to support the goals of the following sections of the Master Plan: Chapter 6: Cultural Resource Management and Historic Preservation</p>		
Does the project improve runoff water quality or reduce the impacts of flooding? If yes, please explain how this is achieved, describing the area that is impacted. If no, please			
What Benefit(s) will be provided to Public from this project?	Enable preservation of a historic structure of significance - Promote reuse of a long-vacant structure that is a drain on City capacity - Opportunity to redevelop for public benefit	For what year are you requesting the Project? 2025, 2026, 2027, 2028 or 2029? Enter amount in requested year below. Please remove phases of work (Pre-Design/Design/Bid/Construction) that do not apply	
		2025 (Pre-Design)	\$ 2,800.00
		2026 (Pre-Design)	
		2027 (Pre-Design)	
		2028 (Pre-Design)	
		2029 (Pre-Design)	
Is the surrounding infrastructure (i.e. utilities, road network) sufficient to support the intended use of the project?	Yes	If no please discuss required improvements and estimated costs	

Capital Budget Request Priority Rating Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Sophie Gumbel House Surveying	Department Priority Ranking	6
Categories	Rating	Score	
Public Health and Safety	3	9	
External Requirements	1	3	
Protection of Capital Stock	3	9	
Economic Development	3	9	
Operating Budget	3	9	
Life Expectancy of Project	3	9	
Percent of Population Served by Project	1	3	
Relation to dopted Plans	1	3	
Intensity of Use	3	9	
Scheduling	3	9	
Benefit/ Cost	3	9	
Potential for Duplication	1	3	
Availability of Financing	3	9	
Special Need	3	9	
Entergy Consumption	1	3	
Timeliness/ External	0	0	
Public Support	3	9	
Environmental Quality and Stormwater Management	1	3	
TOTAL Ranking	39	117	

2025 - 2029 Capital Budget Request Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Park and Ride Surveys	Department Priority Ranking	7
Project Type	Feasibility Study	Is a Land acquisition needed? (Y/N)	No
Will this project be a permanent immovable improvement?	No	Does the request meet the General Obligation Bond requirement?	Yes
Project Address	2501 Wall Boulevard	Council District	C
Detailed Summary: Include Scope of work, parking requirements, landscaping, etc.	<p>This is a request for funds to procure an ALTA survey to help achieve the Mayoral goals of economic development and quality of life. This property, known as the Algiers Park & Ride, has been identified by the RTA as a key site for connecting transit service with opportunities for affordable housing, commercial and retail space, other services. RTA has conceptual drawings and analysis of how this site would connect with transit services through a transit terminus. This site has been identified by the Strategic Property Oversight Working Group (SPOWG) as ripe for redevelopment through the Redevelopment Framework. Through the Redevelopment Framework, OCAI would partner with NORA to solicit developers for the site (or a portion of the site) through a 99 year ground lease. In exchange, the developers would put the land into productive use for public benefit as a transit oriented development. However, before the City leases this property or solicits development partners, it must conduct a title search and legal research to ensure the property is not encumbered in some way. This would be included with an ALTA survey. Surveying the property will ensure City resources, staff capacity, and time are used efficiently and strategically, and providing this information will make this site more marketable for future development.</p>		
Five Year Summary	<p>Year 1 (Pre-Design): Planning and Feasibility analysis Year 2 (Pre-Design): Surveying Year 3-5: Redevelopment</p>		
Has an Architect or Engineer prepared drawings for this project?	Yes	If Yes please explain how this was funded and current status	Solicited by RTA. No recent surveys available
Will this project increase your department's current operating expenses? (i.e. require additional staff, maintenance, utilities)	No	Please provide estimate of increase or decrease operating costs.	This project will decrease the City's operating costs by redeveloping through a 3rd party that will generate revenue to cover operating costs.
Estimated Cost of Project: (include Design, Construction, Testing, Contingency, etc.)	2,000	Proposed Funding Source	Any Available
Does this project fall in line with the current Zoning requirements	Yes	If no please list required change	This action does not involve rezoning or permitting. OCAI has submitted a FLUM amendment for Mixed-Use Medium Density to support future redevelopment opportunities.
Please discuss how the project conforms to objectives and recommendations of the Master Plan:	<p>This site is well positioned to support the goals of the following sections of the Master Plan: - Chapter 5: Housing and Neighborhoods - Chapter 9: Enhancing prosperity and opportunity - Chapter 10: Community Services, Facilities, and Infrastructure</p>		
Does the project improve runoff water quality or reduce the impacts of flooding? If yes, please explain how this is achieved, describing the area that is impacted. If no, please describe any negative impacts, and the area impacted.	<p>The surface material of this site is mostly concrete, which is not a permeable surface. Redevelopment of this site would create more permeable space and stormwater retention.</p>		
What Benefit(s) will be provided to Public from this project?	<p>Create opportunities for new businesses to establish themselves in a prominent, high traffic location - Create opportunity for new housing and affordable housing in connection with high-frequency transit service</p>	For what year are you requesting the Project? 2025, 2026, 2027, 2028 or 2029? Enter amount in requested year below. Please remove phases of work (Pre-Design/Design/Bid/Construction) that do not apply	
		2025 (Pre-Design)	
		2026 (Pre-Design)	\$ 2,010.00
		2027 (Pre-Design)	
		2028 (Pre-Design)	
2029 (Pre-Design)			
Is the surrounding infrastructure (i.e. utilities, road network) sufficient to support the intended use of the project?	Yes	If no please discuss required improvements and estimated costs	

Capital Budget Request Priority Rating Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Park and Ride Surveys	Department Priority Ranking	6
Categories	Rating	Score	
Public Health and Safety	3	9	
External Requirements	0	0	
Protection of Capital Stock	0	0	
Economic Development	3	9	
Operating Budget	2	6	
Life Expectancy of Project	3	9	
Percent of Population Served by Project	3	9	
Relation to adopted Plans	3	9	
Intensity of Use	3	9	
Scheduling	3	9	
Benefit/ Cost	3	9	
Potential for Duplication	2	6	
Availability of Financing	2	6	
Special Need	2	6	
Energy Consumption	1	3	
Timeliness/ External	3	9	
Public Support	2	6	
Environmental Quality and Stormwater Management	1	3	
TOTAL Ranking	39	117	

2025 - 2029 Capital Budget Request Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Freret St. Redevelopment Survey	Department Priority Ranking	2
Project Type	Feasibility Study	Is a Land acquisition needed? (Y/N)	No
Will this project be a permanent immovable improvement?	No	Does the request meet the General Obligation Bond requirement?	Yes
Project Address	4419 Freret St. 4423 Freret St. 4424 Robertson St. 2501 Jena St. 2505 Jena St.	Council District	B
Detailed Summary: Include Scope of work, parking requirements, landscaping, etc.	<p>This is a request for funds to procure an ALTA survey and subdivision survey of 5 adjoining City properties to achieve the Mayoral goals of economic development and quality of life. This property, a vacant lot currently used as a surface parking lot available to the public, presents substantial opportunity for public benefit and economic development. This site is likely eligible for new market tax credits and, given its prominent location on Magazine Street, it is well positioned to support business(es) that draw traffic from across the City and beyond. This site has been identified by the Strategic Property Oversight Working Group (SPOWG) as ripe for redevelopment through the Redevelopment Framework. Through the Redevelopment Framework, OCAI would partner with NORA to solicit developers for the site (or a portion of the site) through a 99 year ground lease. In exchange, the developers would put the land into productive use for public benefit. However, this property cannot be redeveloped without surveys and a minor subdivision. These properties are currently 5 separate lots of record (24, 25, 26, 13, 14, and 15), which need to be resubdivided to create one lot of record in order to redevelop this site.</p> <p>Additionally, the City must conduct title search and legal research to ensure the property is not encumbered in some way. This would be included with an ALTA survey. Surveying the property will ensure City resources, staff capacity, and time are used efficiently and strategically, and providing this information will make this site more marketable for future development.</p>		
Five Year Summary	<p>Year 1 (Pre-Design): Planning and Feasibility analysis Year 2 (Pre-Design): - Surveying - Position property for Redevelopment Year 3-5: Redevelopment</p>		
Has an Architect or Engineer prepared drawings for this project?	No	If Yes please explain how this was funded and current status	Reason for this request
Will this project increase your department's current operating expenses? (i.e. require additional staff, maintenance, utilities)	No	Please provide estimate of increase or decrease operating costs.	This project will decrease the City's operating costs by redeveloping through a 3rd party that will generate revenue to cover operating costs.
Estimated Cost of Project: (include Design, Construction, Testing, Contingency, etc.)	2,500	Proposed Funding Source	Any Available
Does this project fall in line with the current Zoning requirements	Yes	If no please list required change	
Please discuss how the project conforms to objectives and recommendations of the Master Plan:	<p>This site is well positioned to support the goals of the following sections of the Master Plan: - Chapter 9: Enhancing prosperity and opportunity ☐</p>		
Does the project improve runoff water quality or reduce the impacts of flooding? If yes, please explain how this is achieved, describing the area that is impacted. If no, please describe any negative impacts, and the area impacted.	N/A		
What Benefit(s) will be provided to Public from this project?	Enable reuse and redevelopment of a high-value City-owned properties which is currently underutilized - Create opportunities for new businesses to establish themselves in a prominent, high traffic location, with opportunity for public benefit by incentivizing redevelopment to support minority and women owned business	For what year are you requesting the Project? 2025, 2026, 2027, 2028 or 2029? Enter amount in requested year below. Please remove phases of work (Pre-Design/Design/Bid/Construction) that do not apply	
		2025 (Pre-Design)	
		2026 (Pre-Design)	\$ 2,500.00
		2027 (Pre-Design)	
		2028 (Pre-Design)	
2029 (Pre-Design)			
Is the surrounding infrastructure (i.e. utilities, road network) sufficient to support the intended use of the project?	Yes	If no please discuss required improvements and estimated costs	

Capital Budget Request Priority Rating Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Freret St. Redevelopment Survey	Department Priority Ranking	2
Categories	Rating	Score	
Public Health and Safety	3	9	
External Requirements	1	3	
Protection of Capital Stock	1	3	
Economic Development	3	9	
Operating Budget	3	9	
Life Expectancy of Project	3	9	
Percent of Population Served by Project	1	3	
Relation to dopted Plans	1	3	
Intensity of Use	3	9	
Scheduling	3	9	
Benefit/ Cost	3	9	
Potential for Duplication	1	3	
Availability of Financing	3	9	
Special Need	0	0	
Entergy Consumption	1	3	
Timeliness/ External	1	3	
Public Support	0	0	
Environmental Quality and Stormwater Management	1	3	
TOTAL Ranking	32	96	

2025 - 2029 Capital Budget Request Form

Agency Number	210	Department Name	Mayor's Office of Community Assets and Investment
Project Name	Property Acquisition, Freret Corridor	Department Priority Ranking	1
Project Type	New Construction	Is a Land acquisition needed? (Y/N)	Yes
Will this project be a permanent immovable improvement?	Yes	Does the request meet the General Obligation Bond requirement?	Yes
Project Address	2511 Jena Street	Council District	B
Detailed Summary: Include Scope of work, parking requirements, landscaping, etc.	<p>This request is for funding to acquire the property at 2511 Jena Street. This small property is next to the City owned parking lot located at the intersection of Freret and Jena Streets. The City has a strong interest (including support from the CAO) in developing the City-owned parking lot into a mixed-use development with ground floor retail and upper floor affordable housing. While the property at 2511 Jena is not large (15x105sq ft), it is critical to the success of the project. The existing lot is small and oddly shaped, but perfectly located for affordable housing, close to grocery, retail and public transportation. By acquiring 2511 Jena the proposed development adds 4 units of affordable housing and 1450 sq ft of retail space- massing critical to the economic viability of the project (which requires a certain number of units to work, financially). This is the first, critical, step in a larger development on Freret Street.</p> <p>This request supports the Mayor's goal of developing affordable housing. 2511 Jena adjoins the existing City-owned property identified by the Strategic Property Oversight Working Group (SPOWG) as ripe for redevelopment through the Redevelopment Framework. Through the redevelopment framework OCAI would partner with NORA to solicit developers for the site through a 99-year ground lease. In exchange, the developers would put the collective properties into commerce.</p>		
Five Year Summary	Y1- Acquisition Y2-Predevelopment Y3-Development Y4 and Y5-Lease up and stablization		
Has an Architect or Engineer prepared drawings for this project?	No	If Yes please explain how this was funded and current status	n/a
Will this project increase your department's current operating expenses? (i.e. require additional staff, maintenance, utilities)	No	Proposed Funding Source	
Estimated Cost of Project: (include Design, Construction, Testing, Contingency, etc.)	\$400,000 Acquisition Only	Proposed Funding Source	Any available
Does this project fall in line with the current Zoning requirements	Yes	If no please list required change	
Please discuss how the project conforms to objectives and recommendations of the Master Plan:	The overall project conforms to the objectives and recommendations of the Master Plan by creating critical affordable housing units and retail space to serve the community.		
Does the project improve runoff water quality or reduce the impacts of flooding? If yes, please explain how this is achieved, describing the area that is impacted. If no, please	N/A		
What Benefit(s) will be provided to Public from this project?	Critical affordable housing units and community serving retail space	For what year are you requesting the Project? 2025, 2026, 2027, 2028 or 2029? Enter amount in requested year below. Please remove phases of work (Pre-Design/Design/Bid/Construction) that do not apply	
		2025 (Pre-Design/Design/Bid/Const)	\$ 400,000.00
		2026 (Pre-Design/Design/Bid/Const)	
		2027 (Pre-Design/Design/Bid/Const)	
		2028 (Pre-Design/Design/Bid/Const)	
2029 (Pre-Design/Design/Bid/Const)			
Is the surrounding infrastructure(i.e. utilities, road network) sufficient to support the intended use of the project?	Yes	If no please discuss required improvements and estimated costs	

Capital Budget Request Priority Rating Form

Agency Number	210	Department Name	Mayor's Office of Community Assets and Investment
Project Name	Property Acquisition, Freret Corridor	Department Priority Ranking	1
Categories	Rating	Score	
Public Health and Safety	3	9	
External Requirements	0	0	
Protection of Capital Stock	0	0	
Economic Development	3	9	
Operating Budget	2	6	
Life Expectancy of Project	3	9	
Percent of Population Served by Project	3	9	
Relation to dopted Plans	3	9	
Intensity of Use	3	9	
Scheduling	3	9	
Benefit/ Cost	3	9	
Potential for Duplication	2	6	
Availability of Financing	2	6	
Special Need	2	6	
Entergy Consumption	1	3	
Timeliness/ External	3	9	
Public Support	2	6	
Environmental Quality and Stormwater Management	1	3	
TOTAL Ranking	39	117	

2025 - 2029 Capital Budget Request Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Poydras Row Master Plan	Department Priority Ranking	4
Project Type	Master Plan	Is a Land acquisition needed? (Y/N)	No
Will this project be a permanent immovable improvement?	No	Does the request meet the General Obligation Bond requirement?	Yes
Project Address	Poydras Row	Council District	B
Detailed Summary: Include Scope of work, parking requirements, landscaping, etc.	<p>property, the Poydras Street Right of Way (Poydras ROW), has been identified as a key site by the Strategic Property Oversight Working Group (SPOWG) as ripe for redevelopment through the Redevelopment Framework. Because it is such a large, strategically located property, the SPOWG recommends Master Planning the site before putting out RFP's for development. Through the Redevelopment Framework, OCAI would partner with NORA to solicit developers for the site (or a portion of the site) through a 99 year ground lease. In exchange, the developers would put the land into productive use for public benefit.</p>		
Five Year Summary	<p>Year 1 (Pre-Design): Master Plan Year 2 (Pre-Design): - Pre-development - Position property for Redevelopment Year 3-5: Redevelopment, lease up and stabilization</p>		
Has an Architect or Engineer prepared drawings for this project?	No	If Yes please explain how this was funded and current status	Reason for this request
Will this project increase your department's current operating expenses? (i.e. require additional staff, maintenance, utilities)	No	Please provide estimate of increase or decrease operating costs.	This project, once developed, will decrease the City's operating costs by redeveloping through a 3rd party that will generate revenue to cover operating costs.
Estimated Cost of Project: (include Design, Construction, Testing, Contingency, etc.)	100,000	Proposed Funding Source	Any Available
Does this project fall in line with the current Zoning requirements	Yes	If no please list required change	
Please discuss how the project conforms to objectives and recommendations of the Master Plan:	<p>This site is well positioned to support the goals of the following sections of the Master Plan: - Chapter 9: Enhancing prosperity and opportunity</p>		
Does the project improve runoff water quality or reduce the impacts of flooding? If yes, please explain how this is achieved, describing the area that is impacted. If no, please describe any negative impacts, and the area impacted.	N/A		
What Benefit(s) will be provided to Public from this project?	This is a request for funds to procure a site Master Plan to help achieve the Mayoral goal of quality of life. This property, the Poydras Street right of	For what year are you requesting the Project? 2025, 2026, 2027, 2028 or 2029? Enter	
		2025 (Pre-Design)	
		2026 (Pre-Design)	\$100,000.00
		2027 (Pre-Design)	
		2028 (Pre-Design)	
Is the surrounding infrastructure(i.e. utilities, road network) sufficient to support the intended use of the project?	Yes	If no please discuss required improvements and estimated costs	

Capital Budget Request Priority Rating Form

Agency Number	210	Department Name	Office of Community Assets and Investment
Project Name	Pre-Design: Freret St. Redevelopment Survey	Department Priority Ranking	9
Categories	Rating	Score	
Public Health and Safety	3	9	
External Requirements	1	3	
Protection of Capital Stock	1	3	
Economic Development	3	9	
Operating Budget	3	9	
Life Expectancy of Project	3	9	
Percent of Population Served by Projects	1	3	
Relation to dopted Plans	1	3	
Intensity of Use	3	9	
Scheduling	3	9	
Benefit/ Cost	3	9	
Potential for Duplication	1	3	
Availability of Financing	3	9	
Special Need	0	0	
Entergy Consumption	1	3	
Timeliness/ External	1	3	
Public Support	0	0	
Environmental Quality and Stormwater Management	1	3	
TOTAL Ranking	32	96	