COLLABORATIVE SITE PLANNING FRAMEWORK
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NOLEX
NEW ORLEANS LAND EXCHANGE

- Initiates a new process for managing vacant land
- Highlights the range of options that can be used to secure access or use of vacant parcels
- Transforms perceptions of vacancy from persistent problem to urban resource
NORA contacts stakeholders about the range of conditions and locations of interest to their organizations.
<table>
<thead>
<tr>
<th>Organization</th>
<th>Site and Location Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact:</td>
<td>Elevation Zone: □ 1 □ 2 □ 3</td>
</tr>
<tr>
<td>phone:</td>
<td>Neighborhood: Any</td>
</tr>
<tr>
<td>email:</td>
<td>Other: Areas with poor sewer service</td>
</tr>
<tr>
<td>Contact:</td>
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</tr>
<tr>
<td>phone:</td>
<td>Neighborhood: Hollygrove; Lower Ninth Ward</td>
</tr>
<tr>
<td>email:</td>
<td>Other: Areas poised to gentrify</td>
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<tr>
<td>Contact:</td>
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<tr>
<td>phone:</td>
<td>Neighborhood: Central City</td>
</tr>
<tr>
<td>email:</td>
<td>Other: Access to primary and secondary streets; Well-lit</td>
</tr>
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<td>Contact:</td>
<td>Elevation Zone: □ 1 □ 2 □ 3</td>
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<tr>
<td>phone:</td>
<td>Neighborhood: Any</td>
</tr>
<tr>
<td>email:</td>
<td>Other: Near transit locations</td>
</tr>
<tr>
<td>Contact:</td>
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<tr>
<td>phone:</td>
<td>Neighborhood: Any</td>
</tr>
<tr>
<td>email:</td>
<td>Other: Park-poor neighborhoods; Food deserts</td>
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<tr>
<td>Contact:</td>
<td>Elevation Zone: □ 1 □ 2 □ 3</td>
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<tr>
<td>phone:</td>
<td>Neighborhood: Any</td>
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<tr>
<td>email:</td>
<td>Other: Near drainage and sewer pumps</td>
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<tr>
<td>Contact:</td>
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<tr>
<td>phone:</td>
<td>Neighborhood: Any</td>
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<tr>
<td>email:</td>
<td>Other:</td>
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</table>
NORA cross-references stakeholder interests with spatial zones, identifying clusters of parcels.
### STAKEHOLDERS

- Arts Council of New Orleans
- Crescent City Land Trust
- Daughters of Charity
- Environmental Defense Fund
- EVACUTEER
- Federal Emergency Management Agency
- National Wildlife Federation
- RIDE New Orleans
- Sewerage and Water Board New Orleans
- Sprout NOLA
- Trust for Public Land

### CONDITION

- Elevation
- Legal Status
- Presence of Structure
- Size
- Soil Quality
- Lighting
- Zoning

### LOCATION

- Council District
- Drainage Infrastructure
- Evacuation Routes
- Flood Protection Infrastructure
- Food Availability
- Habitat
- Health Services
- Industry
- Market Strength
- Neighborhood
- Open Water
- Parks
- Primary and Secondary Roads
- Public Space
- Repetitive Loss
- Schools
- Transportation
NORA hosts a series of workshops, building stakeholders’ capacity to collaborate.
Stakeholders form goal-oriented working groups to develop interventions.

**FORMING COALITIONS**

- Enhance Transit
- Ride NOLA
- RTA
- Evacueer
- Arts Council
- SWBNO
- Neigh Assoc
- FEMA
- ACOE
- LPHI
- Short-Term Activation
- SPROUT NOLA
- Arts Council
- Neigh Assoc
- FEMA
- ACOE
- LPHI

**CLUSTER: CORRIDOR**

- Parcels 302 - 356
- Coalition: SPROUT, Arts Co, St. An. Neigh Assoc
- Meeting Date: 20 May, 6PM
Emerging coalitions connect to existing and new partner organizations to build support and secure resources.
DIRECTED DECISION MAKING
LEGAL PATHWAYS AND PROPERTY RIGHTS

ATTRIBUTES OF VACANT PROPERTY AND METHOD OF ACQUISITION OF PROPERTY RIGHT

- Owner(s) identified?
  - Yes
  - Some
  - No

- Clear Title?
  - Yes/Probably
  - No

- Blighted?
  - Yes

- Financial Constraints?
  - High
  - Low

- Commercial Property?

- Open market purchase

- Co-ownership

- Expropriation

- Acquisitive Prescription

- Code enforcement lien or tax sale

ATTRIBUTES OF PLANNED USE AND PROPERTY RIGHTS

- Duration of use?
  - Short
  - Long
  - Future

- Type of use?
  - Limited/specific
  - Pervasive

- Full Clear Title

- Lease

- Sale/Leaseback

- ROFR/ROFO

- License

- Easement
Stakeholders enter into collaborative arrangements; NORA reviews agreements to ensure feasibility and stability.

**REACHING AGREEMENTS**

<table>
<thead>
<tr>
<th>Parcel 1023</th>
<th>45% TPL</th>
<th>55% SWBNO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 1028</td>
<td>70% FEMA</td>
<td>20% RIDE NOLA</td>
</tr>
<tr>
<td>Parcel 1023</td>
<td>45% TPL</td>
<td>55% SWBNO</td>
</tr>
<tr>
<td>Parcel 1019</td>
<td>45% SWBNO</td>
<td>30% TPL</td>
</tr>
<tr>
<td>Parcel 1025</td>
<td>30% Arts Council</td>
<td>70% LPHI</td>
</tr>
<tr>
<td>Parcel 1019</td>
<td>45% SWBNO</td>
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**SHARING COST, USE AND FUNCTION**

Stakeholders enter into collaborative arrangements; NORA reviews agreements to ensure feasibility and stability.
Multiple parcels are transformed, generating new typologies and enduring collaborations.
PILOT NO/LEX 8

**STAKEHOLDER ASSESSMENT**
- Stakeholder Database (15-20 stakeholders)
- 3-4 Clustering Options

**CONVENING WORKSHOPS**
- 4-Part Capacity Building Workshop

**FACILITATED NEGOTIATION**
- Multi-Parcel Negotiation (50-100 parcels)

**DESIGN AND IMPLEMENTATION**
- Land EX Lexicon (design prototyping)

**TIMELINE**
- 3 months
- 3 months
- 6 months
- 12 months