Hoffman Triangle

Public Participation GIS Project

New Orleans City Council
Quality of Life Committee
May 29, 2024

Bailey Bullock and Erin Hansen
Representing UNO
GEOG 5832: Advanced Techniques in GIS

Summary

- Goal: Perform a survey of the Hoffman Triangle and conduct geospatial analysis. Produce a report that shows the condition of the neighborhood and highlights opportunities for improvement.
- About Neighborhood Coalition: Founded in 2022, NBHD Co. is working towards the restoration of neighborhoods through strategic partnerships so communities can flourish.
- About Hoffman Triangle Neighborhood Association: Founded in 2007, HTNA is a networking and collaboration space for people and groups active in the Hoffman Triangle.
- About UNO: Advanced GIS students in the University of New Orleans Urban Planning department conducted this work as their final course of study with Dr. Guang Tian and Dr. Michelle Thompson.

PROCESS

SAFETY AND COMMUNICATION

- Students participated in safety briefing
- Notified neighborhood partners of survey plan

HOFFMAN TRIANGLE PROPERTY CONDITION SURVEY

Who: Neighborhood Coalition (NBHD Co), WhoData.org & the University of New Orleans Department of Planning & Urban Studies (UNO PLUS)

What: The NBHD/UNO PLUS students will be conducting quality of life neighborhood surveys which include evaluating property conditions, documenting neighborhood change and community assets.

Where: Surveyors will walk the neighborhood of the Hoffman Triangle (Central City) using the neighborhood boundaries.

When: The survey will be conducted during daylight hours in February 2024.

How: The surveys will be taken from the sidewalk. Surveyors are not allowed to enter buildings or trespass on properties.

For More Information contact:

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CONDUCTING THE SURVEY

- Students built online survey tool using city parcel map
- Surveyed neighborhood in four teams over three days

Team 1
Team 2
Team 3
Team 4

DATA CLEAN-UP

- Students conducted audit and corrected survey data based on best practices.

DEFINING
HOFFMAN TRIANGLE

HOFFMAN TRIANGLE SITS IN THE HEART OF CENTRAL CITY

Bordered on the south by S. Claiborne Avenue, west by Toledano Street, and east by Martin Luther King Jr. Boulevard.

New Orleans, LA

Esri HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

S. Broad

Martin Luther King Jr.

S. Galvez

Broad

S. Claiborne

0   0.25   0.5 Miles

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Cartography:
University of University of New Orleans
Department of Planning and Urban Studies
April 2024

Data Sources:
City of New Orleans <datadriven.nola.gov/home> 2024
Centerline <datadriven.nola.gov/home> 2022
Parcels <New Orleans Open Data Portal> 2023
Hoffman Triangle <created by Mary Sitter> 2024
Property Condition <created by UNO team> 2024

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HOFFMAN TRIANGLE POPULATION GREW 46% FROM 2010 - 2020

- % Under 18: 29%
- % Black: 84%
- % White: 16%
- % Latino/Hispanic: 13%
- Housing units down 23% since 2010
- % Renter-occupied: 76%
- Average household size: 2.81

Hoffman Triangle
2020 Population by Census Block
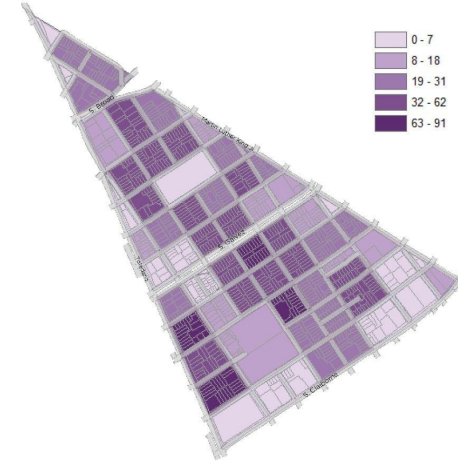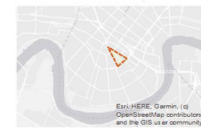
	0 - 7
	8 - 18
	19 - 31
	32 - 62
	63 - 91

New Orleans, LA

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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CCity of New Orleans <datadriven.nola.gov/home> 2024
Centerline <datadriven.nola.gov/home> 2022
Parcels <New Orleans Open Data Portal> 2023
Hoffman Triangle <created by Mary Sitter> 2024
US Census Data <ArcGIS Online> 2020

Cartography:
University of University of New Orleans
Department of Planning and Urban Studies
April 2024
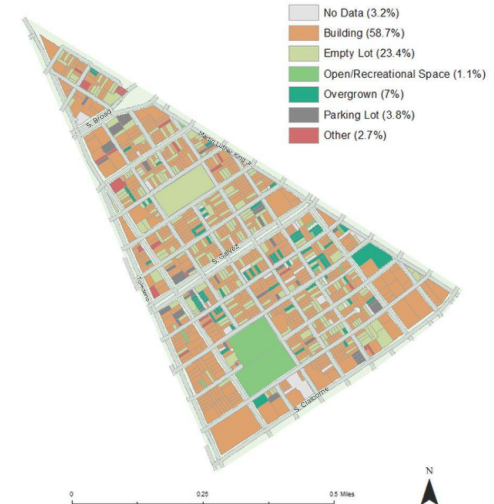
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FINDINGS

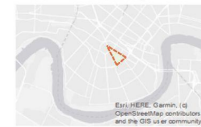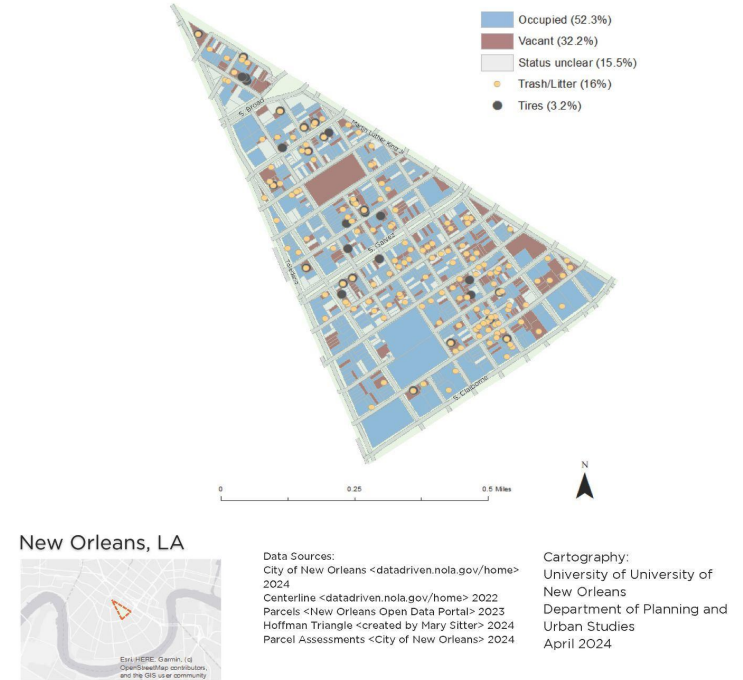# MORE BUILDINGS, FEWER OVERGROWN LOTS VS 2012; LOTS OF EMPTY LOTS

- Share of lots with buildings increased from 61% to 64% from 2012 to 2024
- Number of overgrown lots dropped from 180 to 68 over the same period
- 7% of lots were overgrown
- 23% of observed lots were categorized as empty

Hoffman Triangle
Primary Feature

No Data (3.2%)
Building (58.7%)
Empty Lot (23.4%)
Open/Recreational Space (1.1%)
Overgrown (7%)
Parking Lot (3.8%)
Other (2.7%)

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Data Sources:
City of New Orleans <datadriven.nola.gov/home> 2024
Centerline <datadriven.nola.gov/home> 2022
Parcels <New Orleans Open Data Portal> 2023
Hoffman Triangle <created by Mary Sitter> 2024
Parcel Assessments <City of New Orleans> 2024

Cartography:
University of University of New Orleans
Department of Planning and Urban Studies
April 2024

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MAJORITY OF PARCELS WITH STRUCTURES APPEAR OCCUPIED

- 52% of parcels appeared occupied
- 77% of vacant parcels were empty or overgrown lots
- Trash and litter are more pervasive (occupying 16% of parcels) than dumped tires (3%)

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MAJORITY OF HOFFMAN TRIANGLE PARCELS IN GOOD CONDITION

- Students observed and categorized each parcel as good (well-maintained grounds), fair (moderately maintained) or poor (poor maintenance).
- 60% of parcels in good condition
- 21% of parcels in fair condition
- 18% of parcels in poor condition

Hoffman Triangle
Property Condition

Good (60%)
Fair (21%)
Poor (18.2%)
No Data (0.4%)

New Orleans, LA

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Parcels <New Orleans Open Data Portal> 2023
Hoffman Triangle <created by Mary Sitter> 2024
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University of New Orleans
Department of Planning and
Urban Studies
April 2024

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CITY DATA SUGGESTS BLIGHT IS DOWN SIGNIFICANTLY 2012-2023

Table 6 of Report
Indicators of Blight, Comparing 2012 to 2023 Data

	Open Cases	No Case	Total Properties
2012			
Count	422	535	957
Percent	**44.1%**	**55.9%**	100
2023			
Count	110	857	967
Percent	**11.4%**	**88.6%**	100

Hoffman Triangle
Blight

Hoffman Triangle Parcel (88.6%)
Blighted Parcel (11.4%)

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0   0.25   0.5 Miles

N

Data Sources:
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Centerline <datadriven.nola.gov/home> 2022
Parcels <New Orleans Open Data Portal> 2023
Hoffman Triangle <created by Mary Sitter> 2024
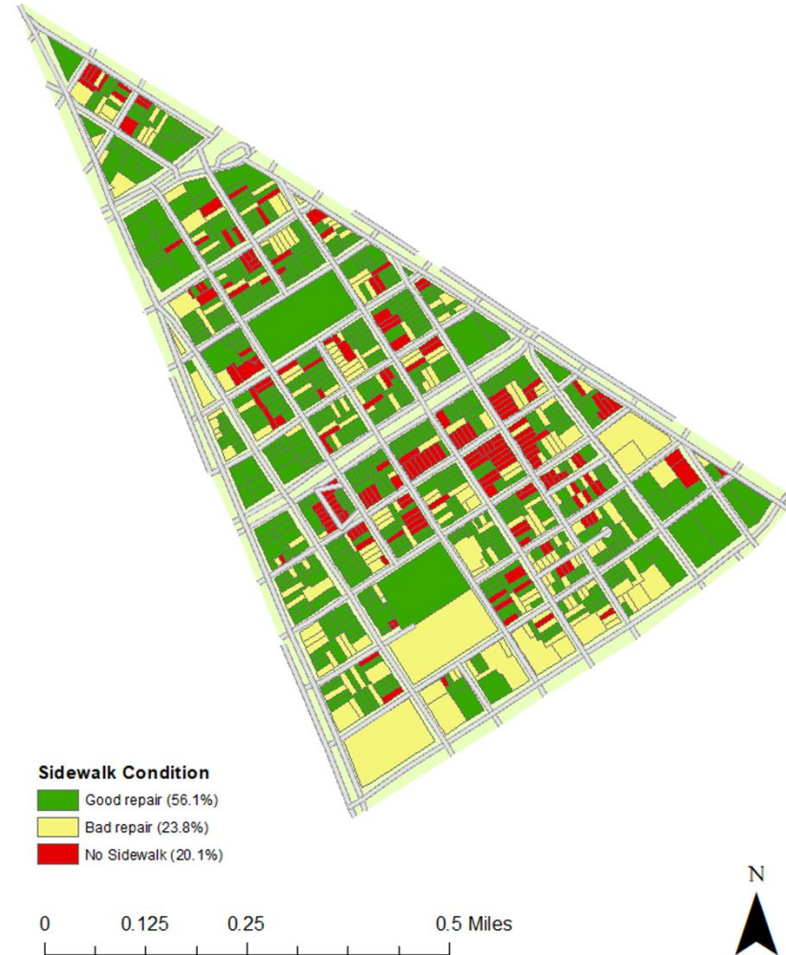Violations <City of New Orleans> 2024

Cartography:
University of New Orleans
Department of Planning and
Urban Studies
April 2024

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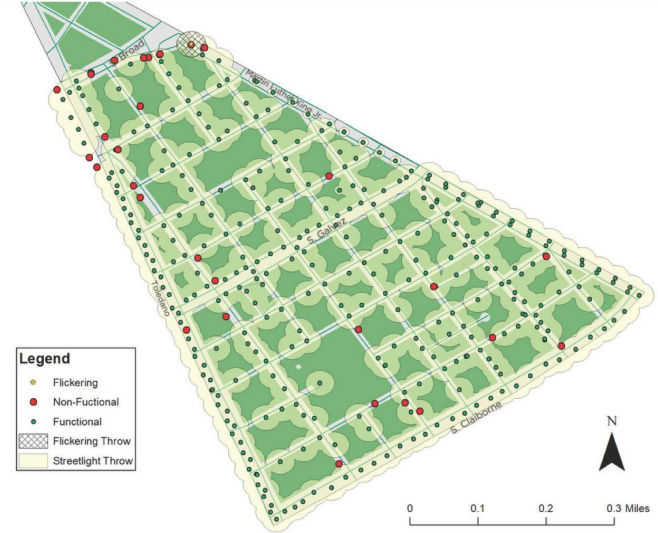# ~44% OF PARCELS HAVE NO SIDEWALK OR SIDEWALK IN BAD REPAIR

- Walkability within communities improves quality of life, access to amenities and general neighborhood feel
- Specifically, the area between S. Galvez and S. Prieur needs urgent attention
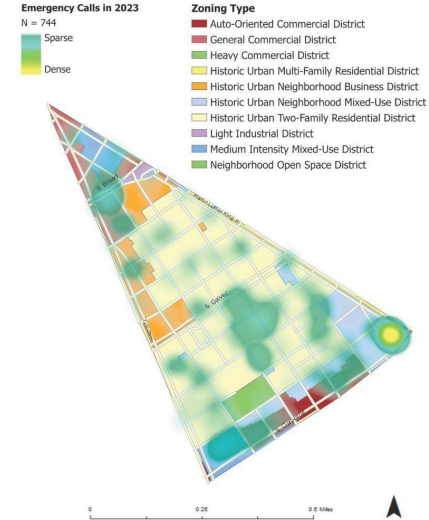

Sidewalk Condition
- Good repair (56.1%)
- Bad repair (23.8%)
- No Sidewalk (20.1%)

0   0.125   0.25   0.5 Miles

N

OF 368 STREETLIGHTS SURVEYED, 31 ARE NON-FUNCTIONAL

- 1 streetlight was flickering
- 318 have a light throw of 30 yards, and 18 have light throw of 11 yards
- Key areas for non-functional streetlights:
  - S Rocheblave St; S Johnson St
  - S Broad between Third St and Martin Luther King, Jr Blvd
  - Intersection of S Derbigny St and Third St

Hoffman Triangle
Streelight Function Throw and Cast

Legend
- Flickering
- Non-Fuctional
- Functional
- Flickering Throw
- Streetlight Throw

0   0.1   0.2   0.3 Miles
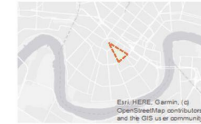
New Orleans, LA

Data Sources:
City of New Orleans <datadriven.nola.gov/home> 2024
Centerline <datadriven.nola.gov/home> 2022
Parcels <New Orleans Open Data Portal> 2023
Hoffman Triangle <created by Mary Sitter> 2024
Streetlights <Collected by Neighborhood Coalition> 2024

Cartography:
University of New Orleans
Department of Planning and Urban Studies
April 2024

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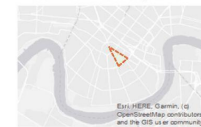
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OVER TIME, # OF CALLS FOR SERVICE DOWN, % EMERGENCY CALLS UP

- Calls for service to police (9-1-1 calls)

- 2020-2023, # of calls fell from 5,033 to 2,973

- % emergency calls rose from 21% to 25% over same period

- Most common emergency call categories (2023):

1. Emotionally disturbed person (73 calls)
2. Simple assault (52 calls)
3. Domestic violence (48 calls)
4. Alarm: Commercial - Burglary (47 calls)
5. Shots fired (44 calls)

Hoffman Triangle
Emergency Calls for Service

Emergency Calls in 2023
N = 744
Sparse
Dense

Zoning Type
- Auto-Oriented Commercial District
- General Commercial District
- Heavy Commercial District
- Historic Urban Multi-Family Residential District
- Historic Urban Neighborhood Business District
- Historic Urban Neighborhood Mixed-Use District
- Historic Urban Two-Family Residential District
- Light Industrial District
- Medium Intensity Mixed-Use District
- Neighborhood Open Space District

New Orleans, LA

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City of New Orleans <datadriven.nola.gov/home> 2024
Centerline <datadriven.nola.gov/home> 2022
Parcels <New Orleans Open Data Portal> 2023
Hoffman Triangle <created by Mary Sitter> 2024
Grocery Stores <City of New Orleans> 2024
Calls for Service <City of New Orleans> 2023

Cartography:
University of University of New Orleans
Department of Planning and Urban Studies
April 2024

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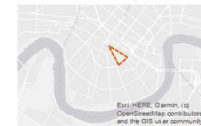
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MAJORITY OF HOFFMAN TRIANGLE IS RESIDENTIAL, WITH SOME COMMERCIAL

- 57% of parcels appear residential
- Analysis overlays city data:
  - 1 grocery store with fresh food
  - 2 convenience stores
  - 5 restaurants (including fast food)
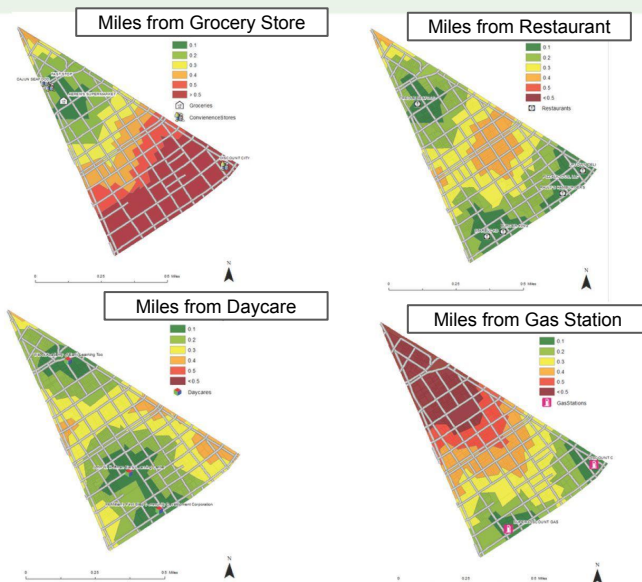 - 1 gas station
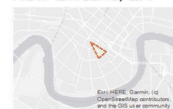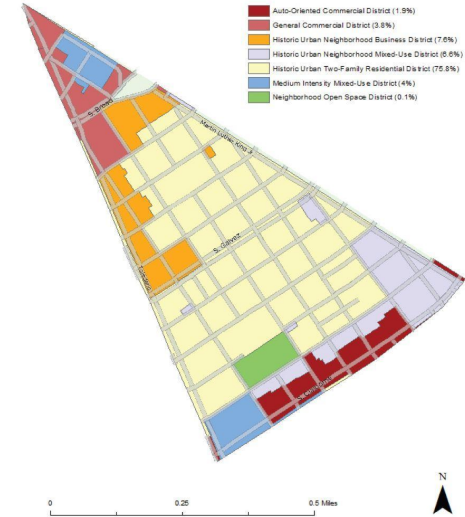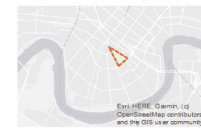 - 3 day care facilities

GOOD ACCESS TO DAYCARE, POOR ACCESS TO OTHER AMENITIES

Looked at the following amenities:

- Grocery stores (1)
- Daycares (3)
- Gas stations (2)
- Restaurants (5)
- Public libraries (0)
- Drug stores (0)

75% OF PARCELS IN HOFFMAN TRIANGLE ARE ZONED RESIDENTIAL

- Majority of Hoffman Triangle is zoned for Historic Urban Two-Family Residential
- Allows for limited neighborhood commercial development and barriers remain

Hoffman Triangle
Zoning

Auto-Oriented Commercial District (1.9%)
General Commercial District (3.8%)
Historic Urban Neighborhood Business District (7.6%)
Historic Urban Neighborhood Mixed-Use District (6.6%)
Historic Urban Two-Family Residential District (75.8%)
Medium Intensity Mixed-Use District (4%)
Neighborhood Open Space District (0.1%)

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TAKEAWAYS

- Interested in what can be done with **empty lots**
  - E.g., Housing at an accessible pricepoint
- Need for **repair** to critical infrastructure
  - **Sidewalks**
  - **Streetlights**
- Working with neighbors to consider **future land use and zoning** as a pathway to promote access to **key amenities**

Hoffman Triangle
Gumbo Map

Streetlight Condition
- Non-functional

Trash/Litter
- Trash/Litter

Tires
- Tires

Emergency Calls for Service in 2023
- Sparse
- Dense

Parcel Condition
- Good
- Fair
- Poor

New Orleans, LA

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