2025 Claiborne Corridor EPA Study

Claiborne Avenue Alliance Design Studio

with

LSU School of Public Health

Smart Mobility

Urban 3

Saint Hilaire Co.

Collective Form

Claiborne Avenue Alliance Design Studio

Under an EPA air monitoring grant, the Claiborne Avenue Alliance Design Studio has been tasked with presenting a plan for redress and healing of the wounds caused by the building of Interstate 10 through the Treme and 7th Ward communities in New Orleans. This plan calls for developing community consensus around the redevelopment of the Claiborne Corridor. The corridor is the site of the Claiborne Expressway, a hulking piece of infrastructure that has negatively impacted the economic and public health of the adjacent neighborhoods.

Research shows that health is more widely influenced by the social determinants, which are non-medical factors reflecting the conditions in which people are born, grow, work, live, worship, and age, rather than access to health care, lifestyle choices or genetic factors. Numerous studies suggest that they account for between 30-55% of health outcomes. These conditions include a wide set of forces and systems that shape daily life, including economic policies and systems, development agendas, social norms, social policies, and political systems. Addressing differences in the social determinants covers:

- Education,
- Unemployment and job insecurity,
- Working life conditions,
- Food insecurity,
- Housing, basic amenities and the environment,
- Early childhood development,
- Social inclusion and non-discrimination,
- Structural conflict, and
- Access to affordable health services of decent quality.

These factors have the power to influence and accelerate progress toward health equity, a state in which every person can attain their highest level of health.

Additionally, the European Parliament has determined that environmental determinants of health are factors that an individual is exposed to in daily life that negatively affect health. These determinants include

- Air pollution,
- Water quality,
- Extreme temperatures,
- Infectious diseases,
- Floods and droughts,
- Chemicals and microplastics, and
- Noise.

These environmental determinants plague residents of South Louisiana.

Approach

The framework for developing consensus around the redevelopment of the Claiborne Expressway Corridor, is built around the determinants of health. Sadly, the condition of the highway corridor

shows that the adjacent neighborhoods are negatively impacted. As a result, the Alliance collected data to help guide the redevelopment of the expressway's corridor and respond to several questions from community that have persisted over the years . We also needed to develop a way for the community to visualize proposed changes, considering that the highway has been in place for most of the community members' lives.

The following outputs, outcomes and reports reflect the work that was done through the data collection phase to help facilitate planning.

Primary Outputs and Outcomes

1) **air monitoring and traffic-associated pollution lesson plans:** *completed July 2025*;

2) **deliberative community engagement event:** *first event held April 11, 2025 which included an initial assessment of community's knowledge and feedback acquired through survey and Q&A at event*;

3) **free air monitor "lending library":** *ongoing since 2024*;

4) **online maps of particulate matter levels and science translation materials:** *live-streamed on Habitat Air Casting map;*

5) **community consensus report:** *to be developed through April 2026*;

6) **community buy-in:** *ongoing engagement through 2026*;

7) *informed and empowered citizens: public health, traffic and economic data presented on April 11, 2025; ongoing delivery of information through 2026 on social media channels*;

8) **motivated, skilled and confident students:** *lectures with 40 Xavier students on the history of Treme and the Claiborne Corridor – fall 2024*; interview *with eight (8) Xavier University students - June 2025; lectures - Pratt Institute students 2024 – 2025; presentation to Homer Plessy Middle School students – February 2024; workshop with STEMHead NOLA elementary and middle school students on traffic-related pollution – July 2025*; and

9) **redress for environmental injustice manifesting in community health and healing:** *plan for redress to be completed by June 2026*.

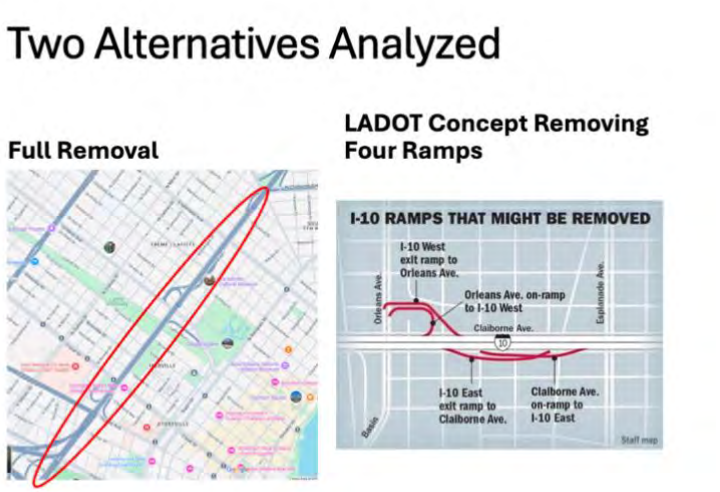
10) **deliberative community engagement toolkit:** *ongoing development since August 2024; to be completed by April 2026*; *elements include tips for giving tours of areas impacted by poor infrastructure decisions; sample policies on gentrification and displacement; board games to understand traffic and driver behaviors; examples of land value and traffic analyses*.

Smart Mobility

Traffic Analysis

Approach

Smart Mobility was contracted to analyze traffic changes resulting from downsizing the Claiborne Expressway and an alternative for its complete removal. To evaluate these roadway alternatives accurately, the regional transportation model maintained by the New Orleans Regional Planning Commission (NORPC) was updated to better match current traffic data and to account for reduced travel that would result from downsizing.



Method

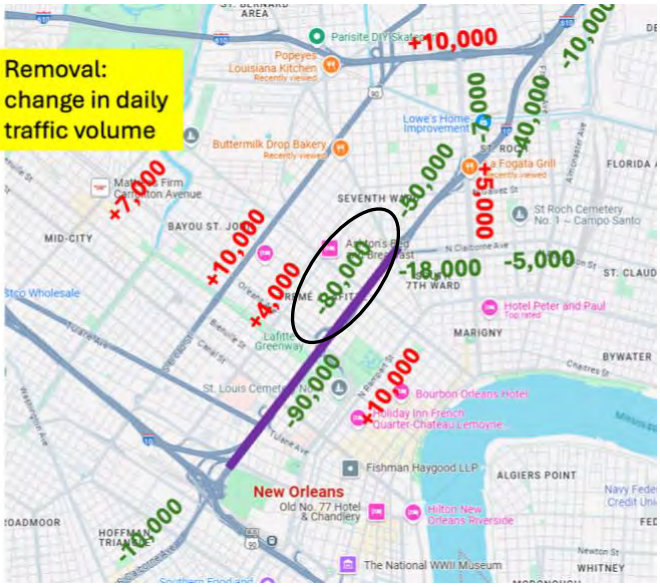
The Claiborne model has been validated with travel speed data collected 24/7 from cellphones and is much more accurate than the NORPC model.

This enhanced model accounts for a 75% reduction in regional vehicle miles traveled (VMT), which is estimated to result from the removal of the Claiborne Expressway based on induced travel research. The other 25% is from factors outside the Dynamic Traffic Assignment (DTA) model, including mode change, trip substitution, and trip elimination.

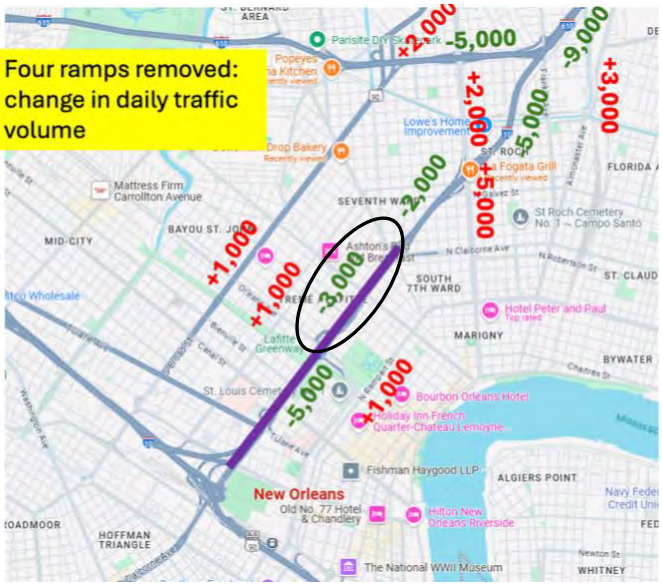
Results

- This study has uncovered other issues with the NORPC model that have been corrected, including pre-Katrina external traffic volume inputs and internal trip estimates that are inconsistent with current commuting data.
- The trip table for the removal alternative has been adjusted so that reduction in the VMT complements the scientific research.
- The model outputs include traffic volumes and speeds for each roadway segment for four time periods. These results will be used to answer questions about "where will the traffic go?" in the event of removal.
- These outputs will also be used in evaluating health impacts along the road segments.

- Full removal would remove 80,000 - 90,000 vehicles per day from Claiborne corridor along with the associated air pollution and noise impacts.
  This finding is underscored by the changes in the corridor's air quality, which was measured by LSU's team during the 2024 International Longshoremen's Association strike.



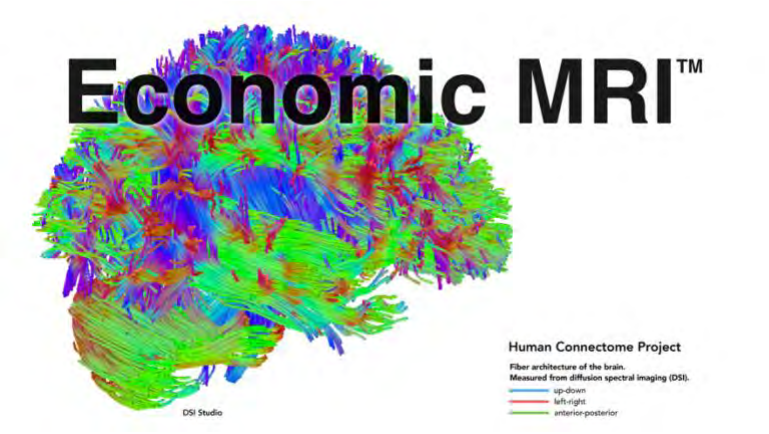
- The LADOTD ramp removal concept would have little impact on traffic, air pollution or noise in the Claiborne Expressway area since the traffic volume would be reduced by only 3,000 cars per day.



Urban 3

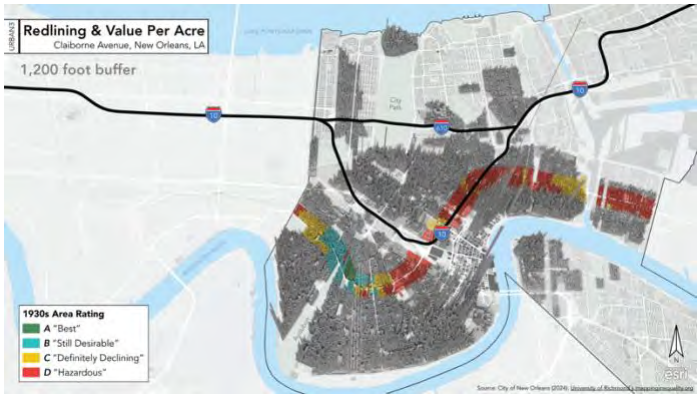
Economic Analysis

Approach



Urban3 provided data analysis and modeling for the Claiborne Avenue Alliance in pursuit of justice for the Tremé and Seventh Ward neighborhoods. The analysis involves visualization of built form using property and land value data to illuminate tax base implications along the Claiborne corridor while taking measure of how the construction of I-10 has led to the loss of housing, businesses, and diminished property values. Urban3's analysis uses property value per acre to quantify economic productivity of a community. Their work re-imagined Claiborne Avenue's streetscapes and the value growth of properties along the corridor without the highway. The analysis informs future redevelopment in the case of downsizing or removal of the elevated expressway to encourage restoration, vibrancy and wealth building.

Method

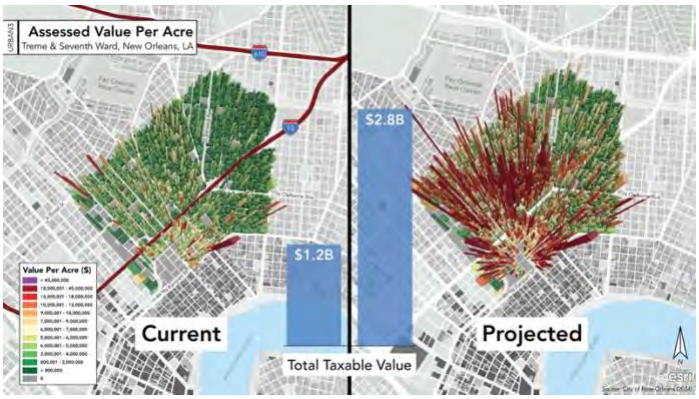


To understand the impacts of construction of I-10 on property and land values along Claiborne Avenue, parcel-level tax data was utilized to highlight the differences between economic productivity of properties in several neighborhoods along the corridor and the rest of the city. Historical redlining maps were overlaid on parcel-level data to examine how present-day economic productivity corresponds to areas that were previously classified under the Home Owners' Loan Corporation (HOLC) grades, revealing the long-term economic impact on property values and neighborhood fiscal health in the city.

Additionally, using historical Sanborn maps, Urban3 has quantified and visualized the loss of the real estate footprint and property values from the demolition along Claiborne Avenue for the construction of the elevated highway. The analysis concludes with a counterfactual scenario of property value productivity along Claiborne Avenue if the highway was never built.

Results

- The Claiborne Expressway cuts through the Treme and Seventh Ward neighborhoods which have been historically redlined. A 0.5-mile buffer around the expressway contains 78% of redlined properties indicating the systemic harm that the community has suffered.



- The analysis revealed that Treme and Seventh Ward have experienced loss of real property and property value. Approximately, a thousand parcels were lost to the highway, and the remaining properties have much lower values per acre as compared to similar neighborhoods like French Quarter, Marigny, and Bywater.

- Projecting the lost value revealed that if the highway was never built, the total taxable value of Treme and Seventh Ward would have been 2.3 times its current taxable value. The highway has induced a $30M annual loss in property tax revenue from the two neighborhoods.

Collective Form Modeling

Approach

Collective Form has developed a project website, which includes 3D modeling and the ability to accept community feedback through the uploading of comments, drawings, and other types of images to support community engagement efforts. It also features places of interest that can foster community engagement, intergenerational learning and cultural preservation.

Method

Collective Form created an interactive web-based 3D GIS model of the Claiborne Corridor using Mapbox. The platform integrates open-source data for land use, environmental factors, demographics, zoning, and air quality. The site enables users to explore the corridor and engage directly through interactive comment tools and surveys. Additional deliverables included the Environmental Health Survey and the Neighborhood Outreach and Engagement Plan, both designed to strengthen participatory planning and ensure data-informed community feedback.

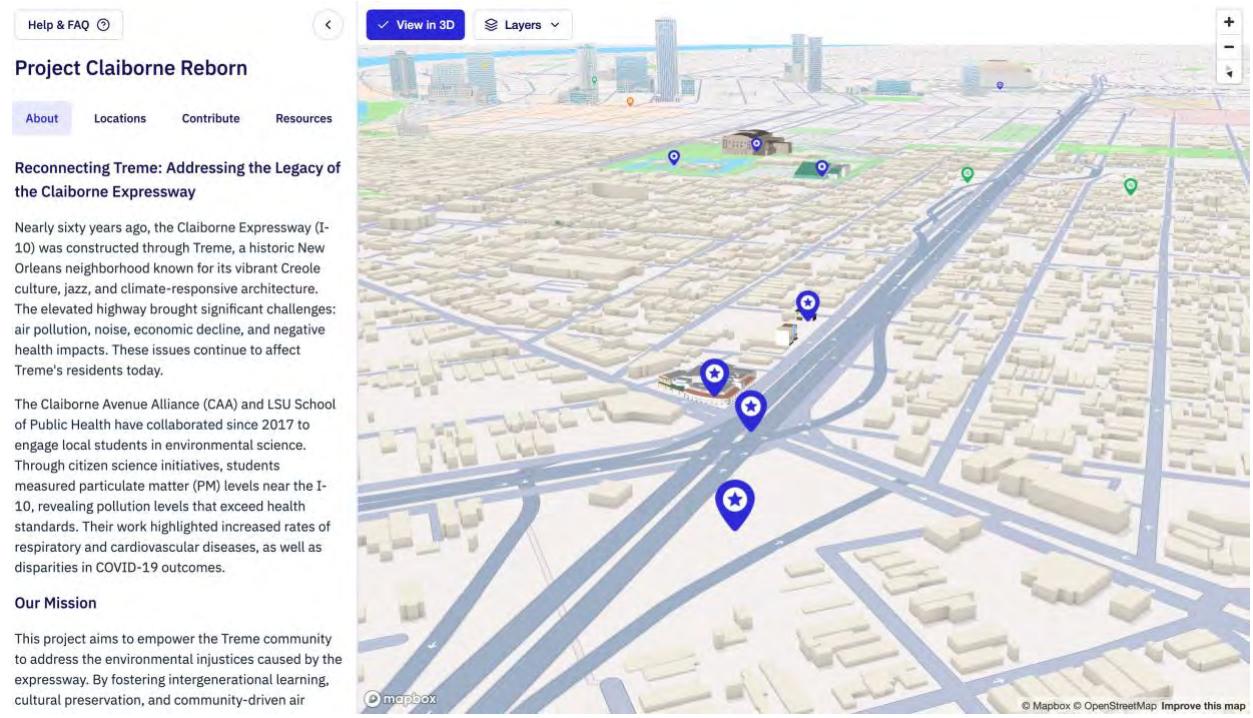
In the coming months, Collective Form's focus will shift toward creating additional 3D models with design alternatives for the corridor. Content refinement will also include the addition of more data layers, including re-enabling the air quality data layer, maps of Smart Mobility's traffic analysis, and Urban 3's economic analysis.

The team will also help to prepare a guide for community engagement to assist with future workshop planning.

Results

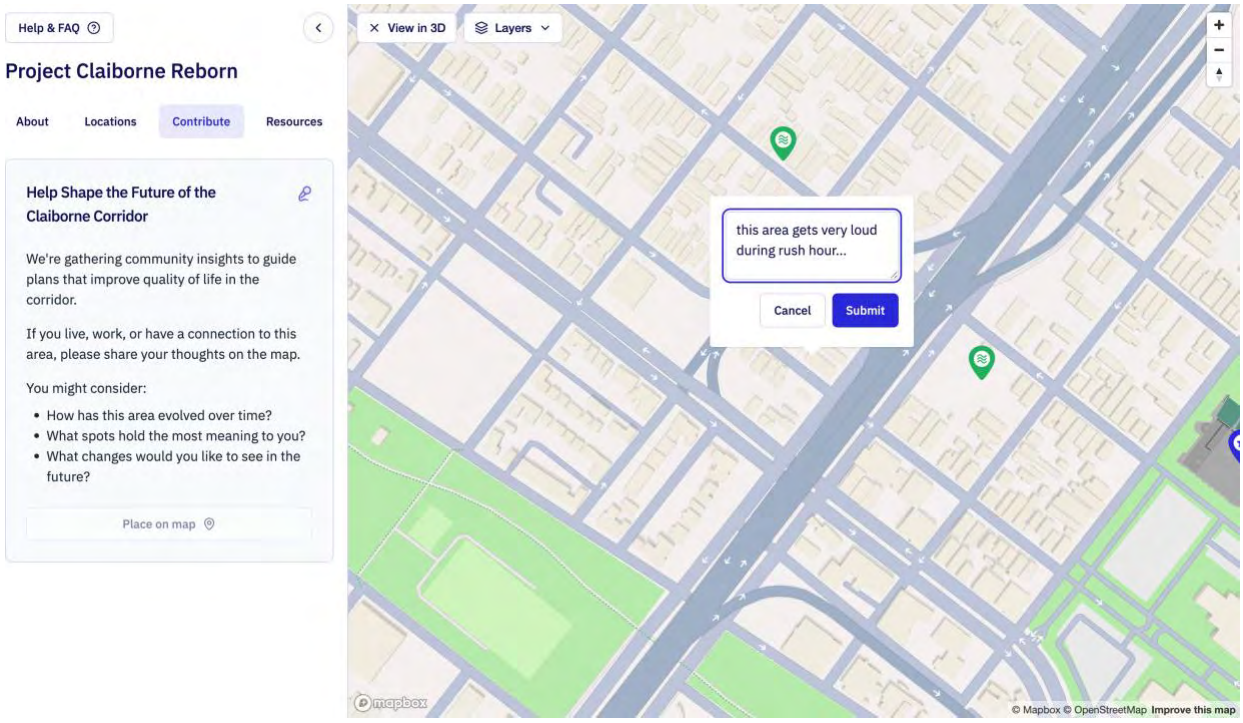
- Public Platform & Model: Fully deployed project website and digital twin of the corridor incorporating public health and environmental data.
- Community Engagement: Integration of map-based user comment features for participatory input; supported in-person engagement sessions and surveys distributed across Treme and the 7th Ward.
- Data Collection: Collected data on land use, zoning, demographics, and environmental factors; the air quality overlay is currently disabled pending legal review.
- Web Analytics (Dec 2024 – May 2025): 747 unique visitors, 1,523 total page views, demonstrating sustained regional engagement.

Website Screenshots

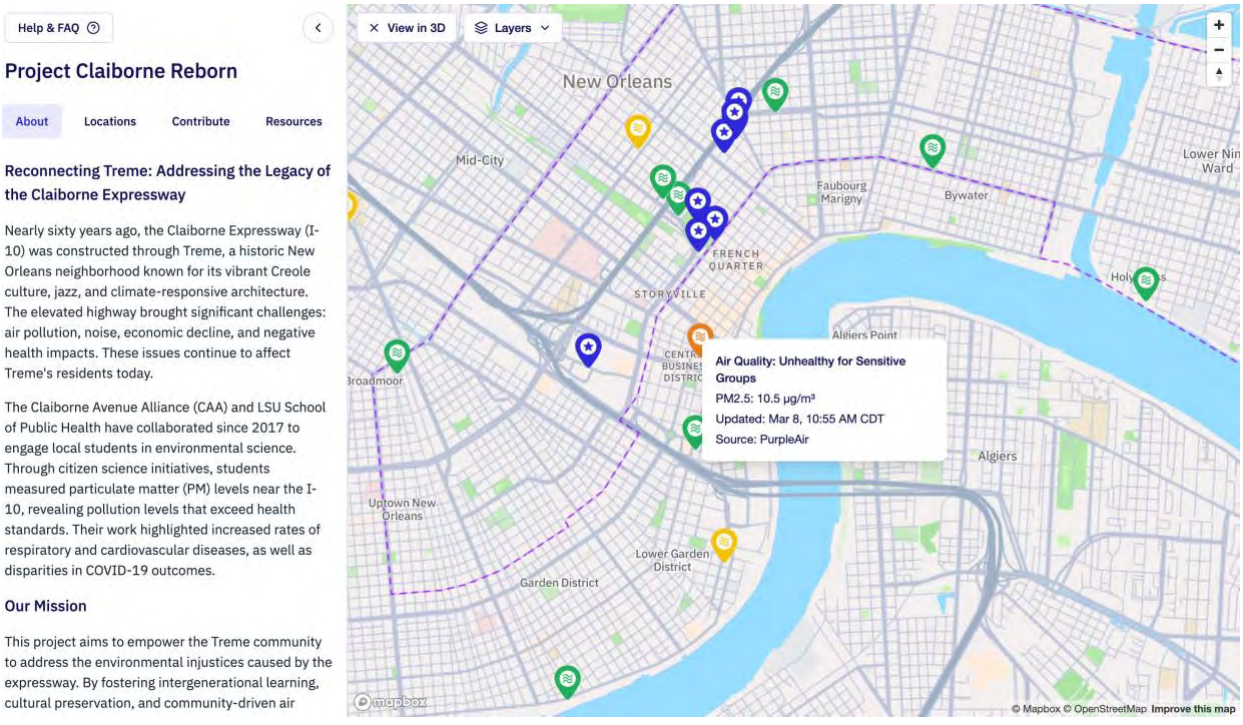


Initial Page Load: Landing interface showing corridor overview.

Census Data Overlay: Demographic data visualization.



Community Comment Interface: Interactive tool for resident feedback.



Air Quality Layer (currently disabled): Map showing potential PM concentration zones.

Saint Hilaire

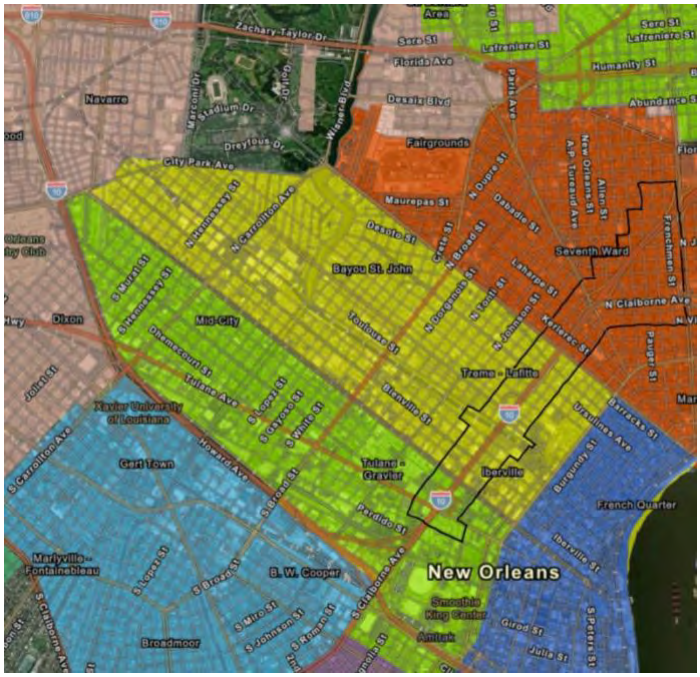
Photo Documentation

Approach

Approximately 1000 images have been taken by Saint Hilaire Company to document life and the physical conditions (https://saint-hilaire-co.client-gallery.com/gallery/claiborne-avenue-structure) in the Interstate 10 corridor. The intent is to provide residents and property owners with a true picture of life near the highway to visualize a path forward as we work toward a plan for redress.

Method

Conditions along Claiborne Avenue were photographed block by block from Cleveland Avenue to Elysian Fields Avenue. In addition, a photo survey of the interior residential streets on either side of Claiborne Avenue has been taken in Treme and the 7th Ward. Site photographs of properties where air monitors are located are also part of the survey. The images are continuously culled, edited, and uploaded to an online gallery. Portraits of neighborhood storytellers will be added in 2026.



Results

Development of an online database of infrastructure and social images that's available to researchers, journalists and residents illustrating life and conditions in the Claiborne Expressway Corridor.

APPENDIX

Public Health Outcomes

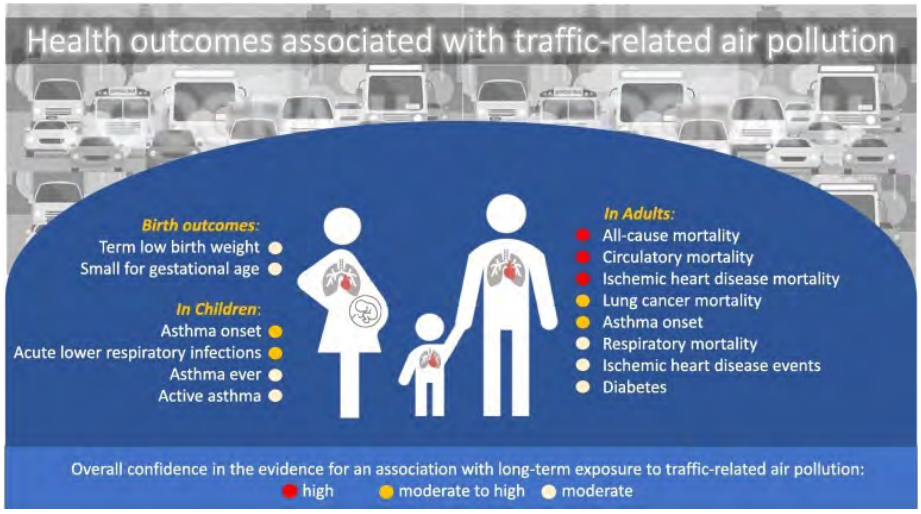
LSU School of Public Health

State of Evidence: Health Outcomes of Traffic Pollutants

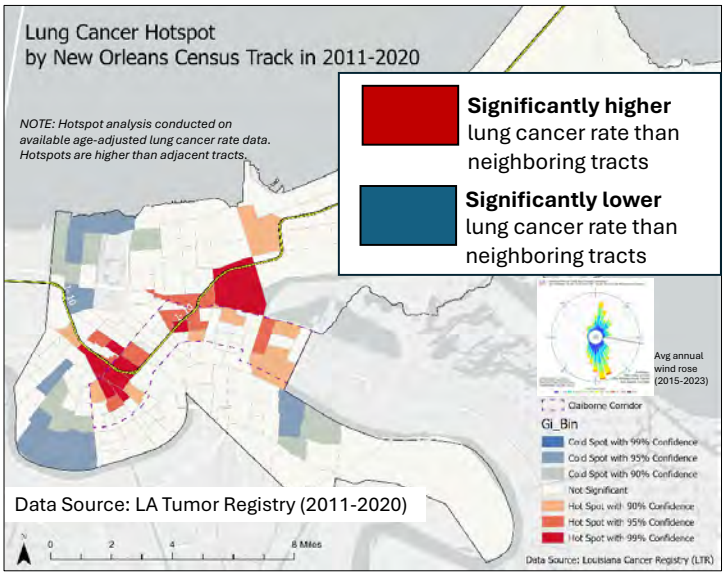
High Confidence
- All-cause mortality
- Cardiovascular deaths

Moderate-to-High Confidence
- Lung cancer
- Asthma
- Respiratory Infections

Moderate Confidence
- Cardiovascular Disease
- Adverse Birth Outcomes
- Diabetes

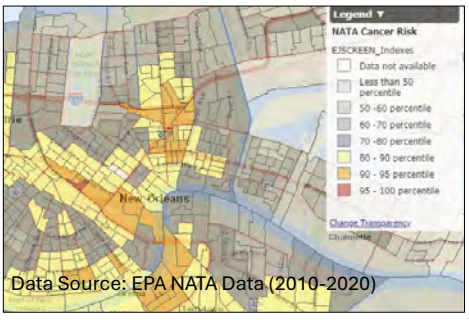


Lung Cancer Hotspots



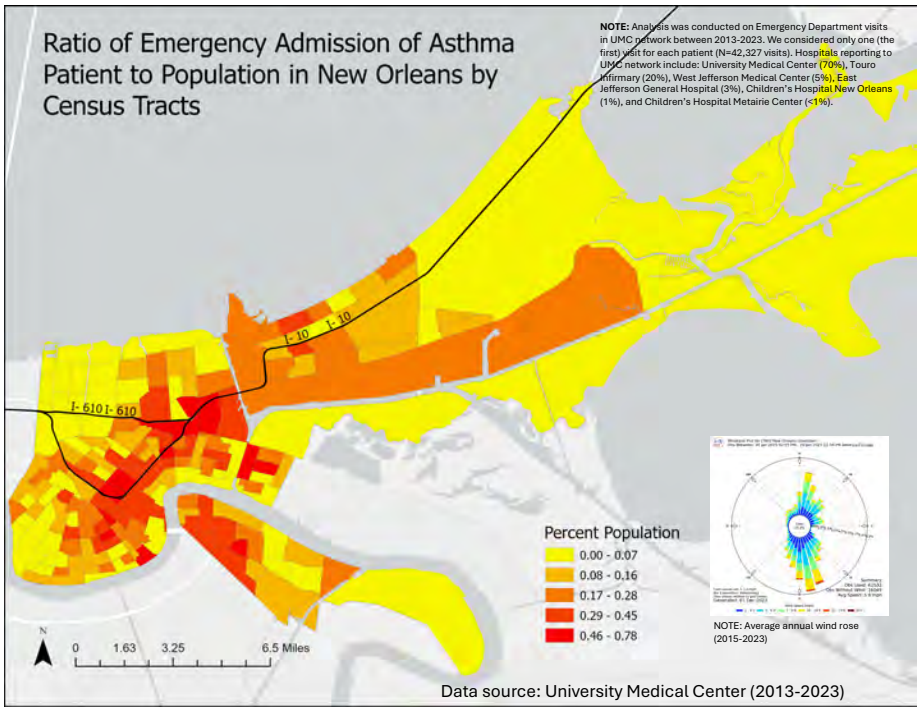
State of Evidence: Health Outcomes of Traffic Pollutants

Estimated Cancer Risk



ASTHMA

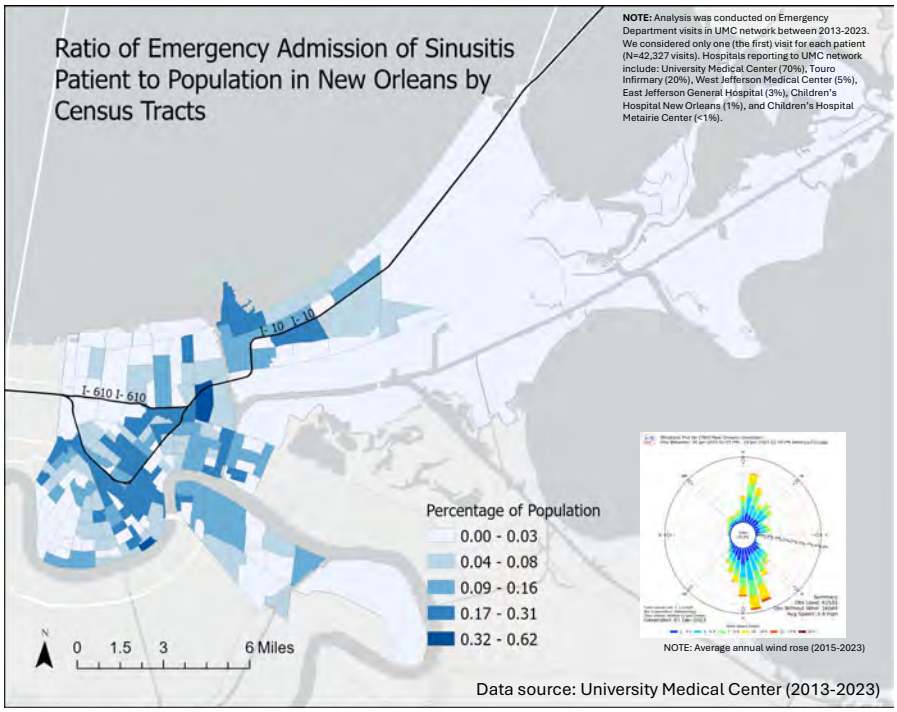
ER Visits



State of Evidence: Health Outcomes of Traffic Pollutants

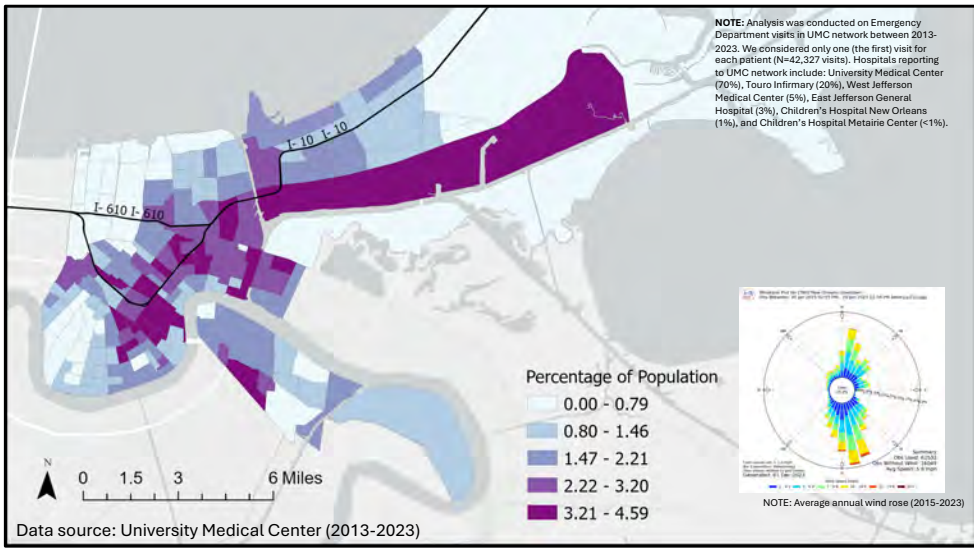
SINUSITIS

ER Visits

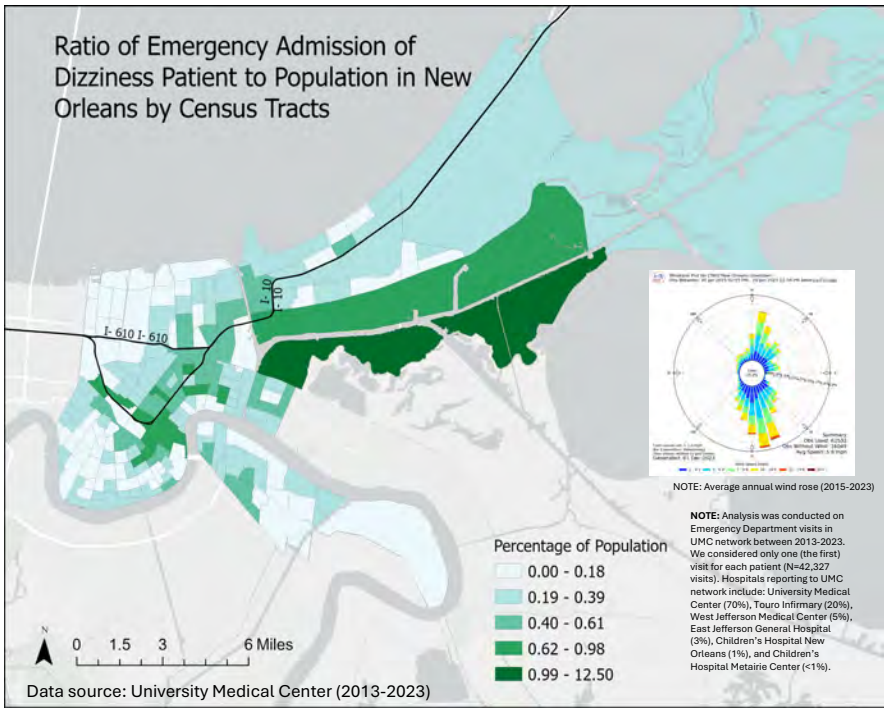


SHORTNESS OF BREATH

ER Visits

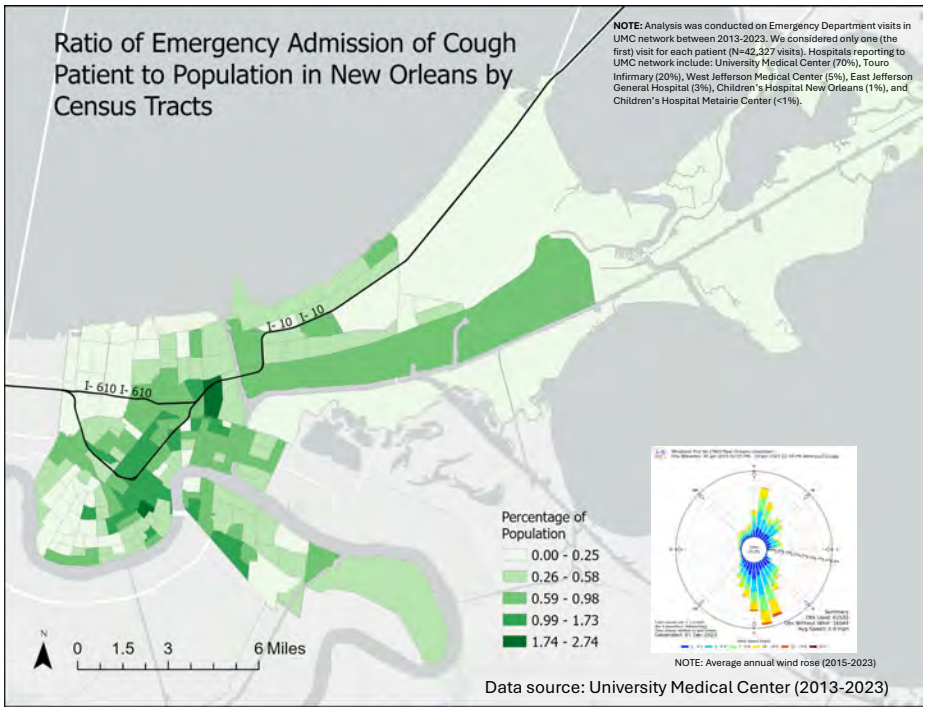


DIZZINESS ER Visits



COUGH

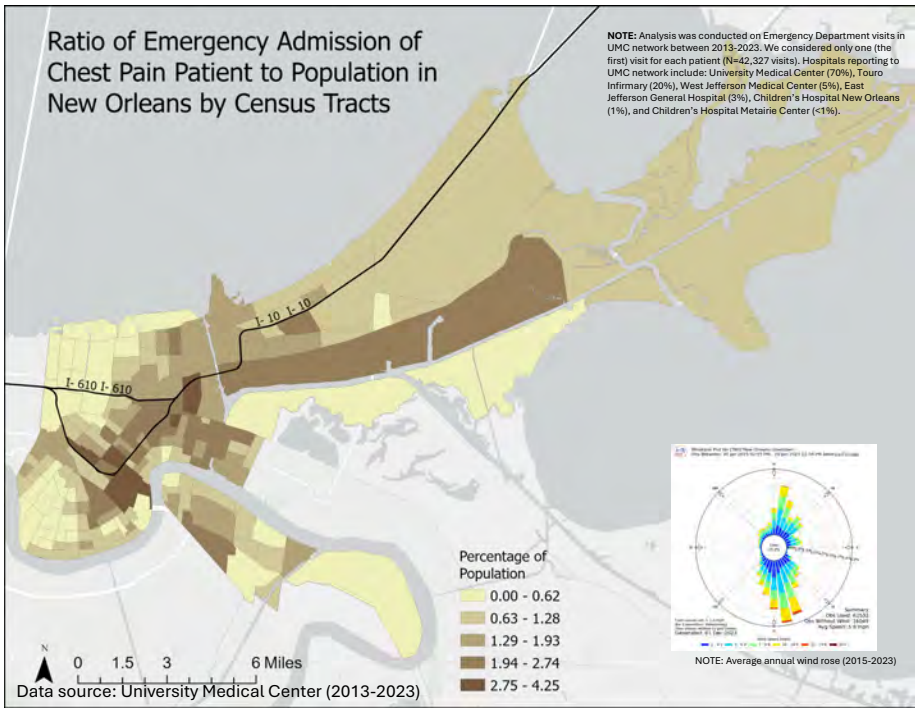
ER Visits



Data source: University Medical Center (2013-2023)

CHEST PAIN

ER Visits

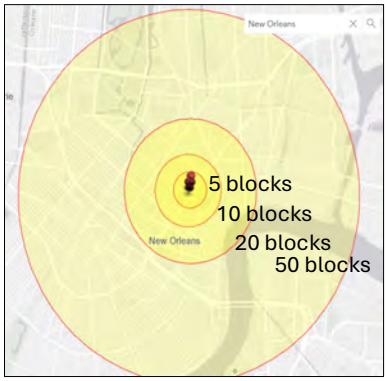


Data source: University Medical Center (2013-2023)

Higher ER Visits for Those Nearest the Highway

The further you live from highway, the smaller your chance of going to ER for…

- **Chest pain:**
  - 5 blocks from highway → 2% lower chance of going to ER for chest pain vs. those nearest highway
  - 10 blocks → 3% lower
  - 20 blocks → 5% lower
  - 50 blocks → 11% lower
- **Sinus problems** (stuffy or painful nose):
  - 5 blocks → 4% lower
  - 10 blocks → 8% lower
  - 20 blocks → 14% lower
  - 50 blocks → 32% lower
- **Shortness of breath:**
  - 5 blocks → 1% lower
  - 10 blocks → 2% lower
  - 20 blocks → 3% lower
  - 50 blocks → 6% lower
- **Dizziness**:
  - 5 blocks → 2% lower
  - 10 blocks →4% lower
  - 20 blocks → 7% lower
  - 50 blocks → 15% lower



SUMMARY: Exposures

Exposures of greatest potential concern:

- Inhalation of fine particulate matter from air emissions by residents, workers, homeless and children
- Inhalation and ingestion of soil lead by children
- Regular noise pollution impacting residents, workers, children and homeless.

Figure 25. Colonies of the displaced and homeless live underneath the I-10.

Figure 26. Photograph of Veggie Nola, a small shop in operation underneath the I-10 next to the Lafitte Greenway in New Orleans, LA.

Figure 27. Picture of community garden located directly across the street from I-10

SUMMARY: Health Impacts

Traffic-associated health impacts <u>expected</u> at current hazard levels:

- **Respiratory diseases***
- **Cardiovascular diseases***
- Adverse birth outcomes
- Adverse developmental outcomes
- Immune system diseases
- Cancer
- Deafness
- Stress-associated diseases
- Cognitive and neurological impacts

***Outcomes occurring at rates**

Health Outcome	Crude Prevalence Claiborne Corridor	Crude Prevalence New Orleans
Asthma	29%	20%
COPD	10%	7%
High BP	46%	38%
Coronary HD	8%	6%

Cancer prevalence rates are significantly higher in CBD and Florida/Almonaster vs state rates)

Cerebrovascular Disease

Cardiovascular Disease

Smart Mobility Traffic Analysis

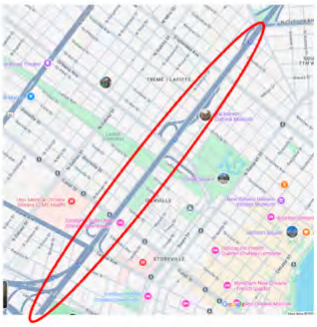
If the Claiborne Expressway is removed where will the traffic go?

Quantifying Where the Traffic Will Go

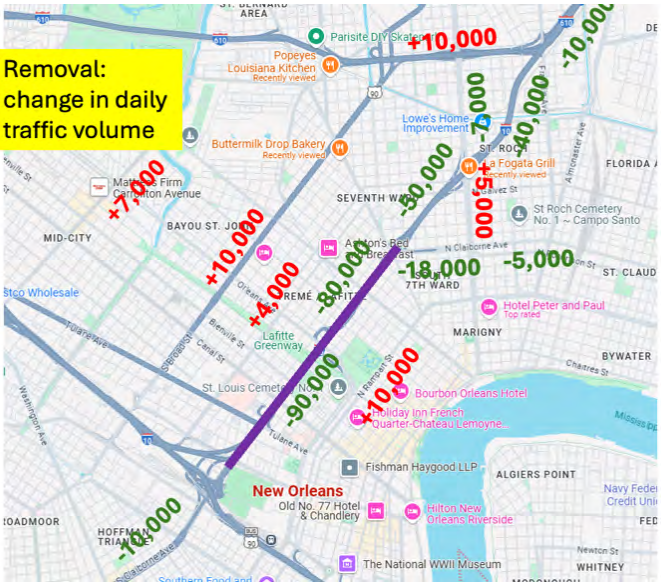
- The New Orleans Regional Planning Commission maintains a regional transportation model
- I developed an enhanced version of the model that better matches observed data collected 24/7 from cell phones
- Induced travel research provides a way of estimating the expected reduction in vehicle miles traveled ("VMT") from removing urban freeway capacity
- The enhanced model accounts for *Route Change* and *Shorter Trips* that combine for ¾ of the calculated reduced travel
- Model inputs were adjusted to account for the other ¼ of the reduced travel

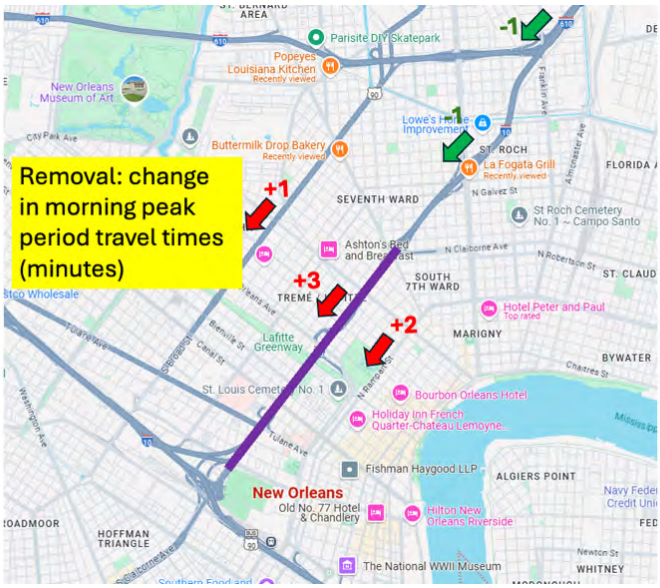
Two Alternatives Analyzed

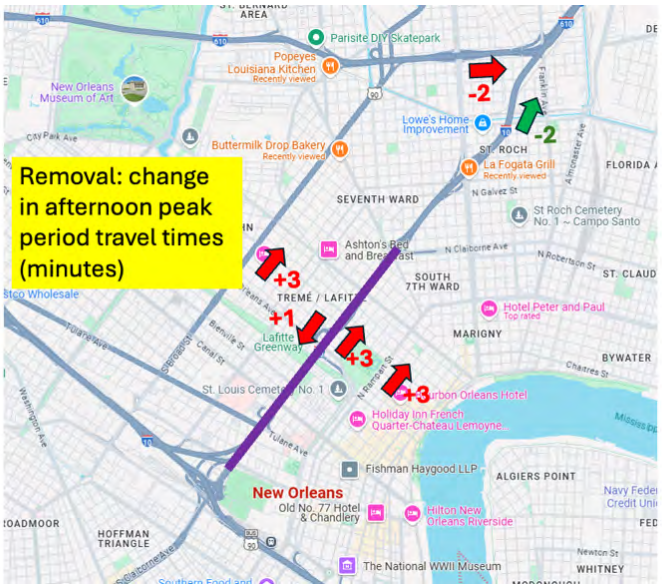
Full Removal

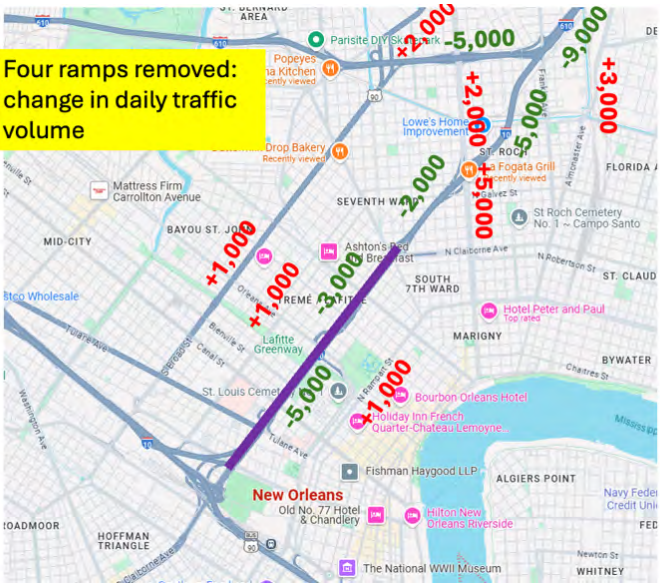


LADOT Concept Removing Four Ramps





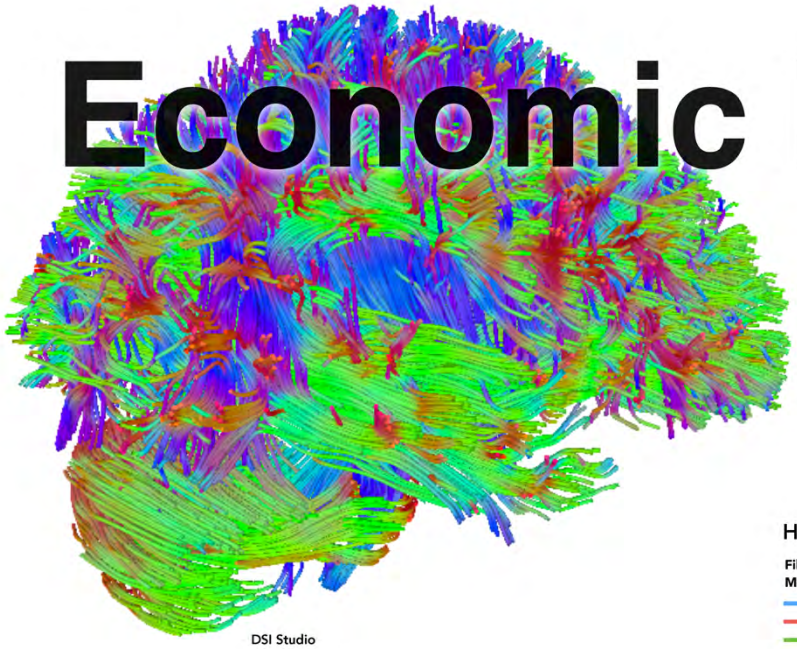




Conclusions

1) Full removal would removal 80,000 - 90,000 vehicles per day from Claiborne corridor along with the associated air pollution and noise impacts
2) Traffic would be dispersed to parallel streets, and some traffic would “disappear”
3) Peak hour travel times would increase by a few minutes on some streets
4) Investments in transit could help mitigate the traffic diversion impacts
5) The LADOT ramp removal concept would have little impacts on traffic, air pollution or noise in the Claiborne Expressway area

Economic MRI™



DSI Studio

Human Connectome Project

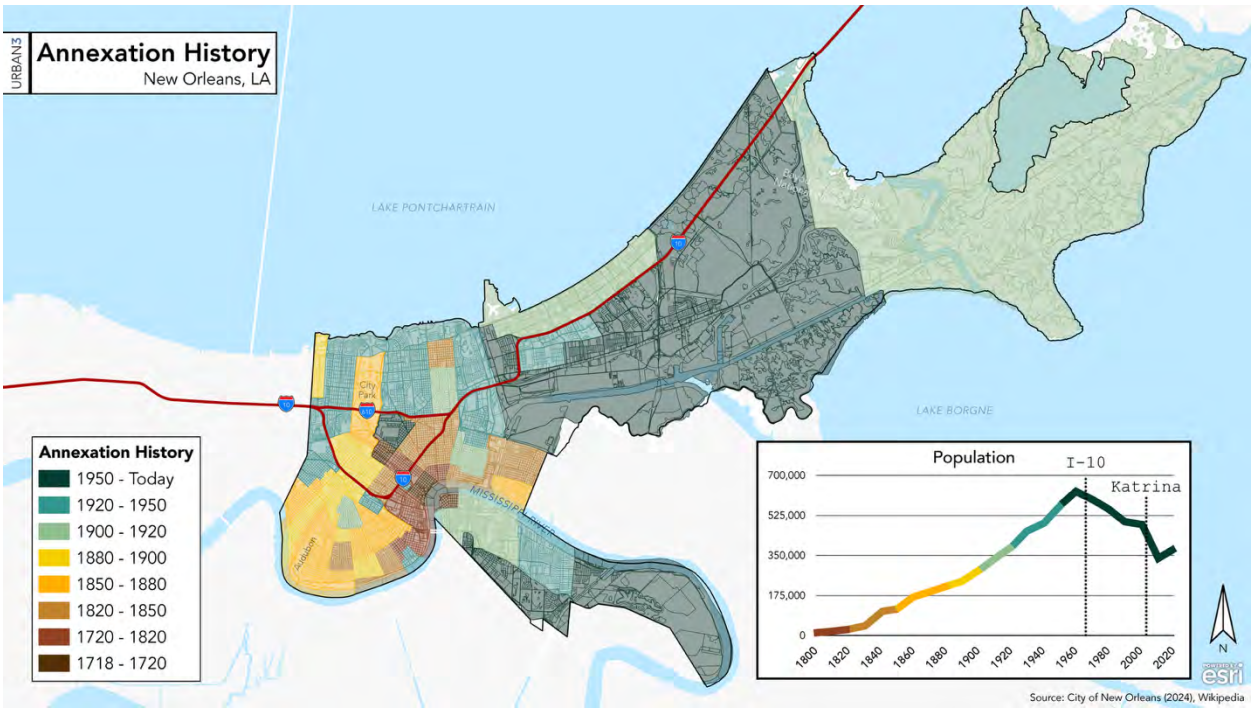
Fiber architecture of the brain.
Measured from diffusion spectral imaging (DSI).

- up-down
- left-right
- anterior-posterior

Annexation History

How New Orleans Grew Over Time

URBAN3



Case Study: Economic MRI®

New Orleans, Louisiana

URBAN3


URBAN3
Assessed Value Per Acre
New Orleans, LA
LAKE PONTCHARTRAIN
Bayou Sauvage Urban National Wildlife Refuge
LAKE BORGNE
City Park
MISSISSIPPI RIVER
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
N
esri
Source: City of New Orleans (2024)


URBAN3
Assessed Value Per Acre
New Orleans, LA
City Park
City Park Ave
Fair Grounds Race Course
St Bernard Ave
N Carrollton Ave
Ursulines Ave
Orleans Ave
Esplanade Ave
N Claiborne Ave
Canal St
N Broad St
Tulane Ave
Lafitte Greenway
University Medical Center New Orleans (UMC New Orleans)
N Villere St
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
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800,001 - 2,000,000
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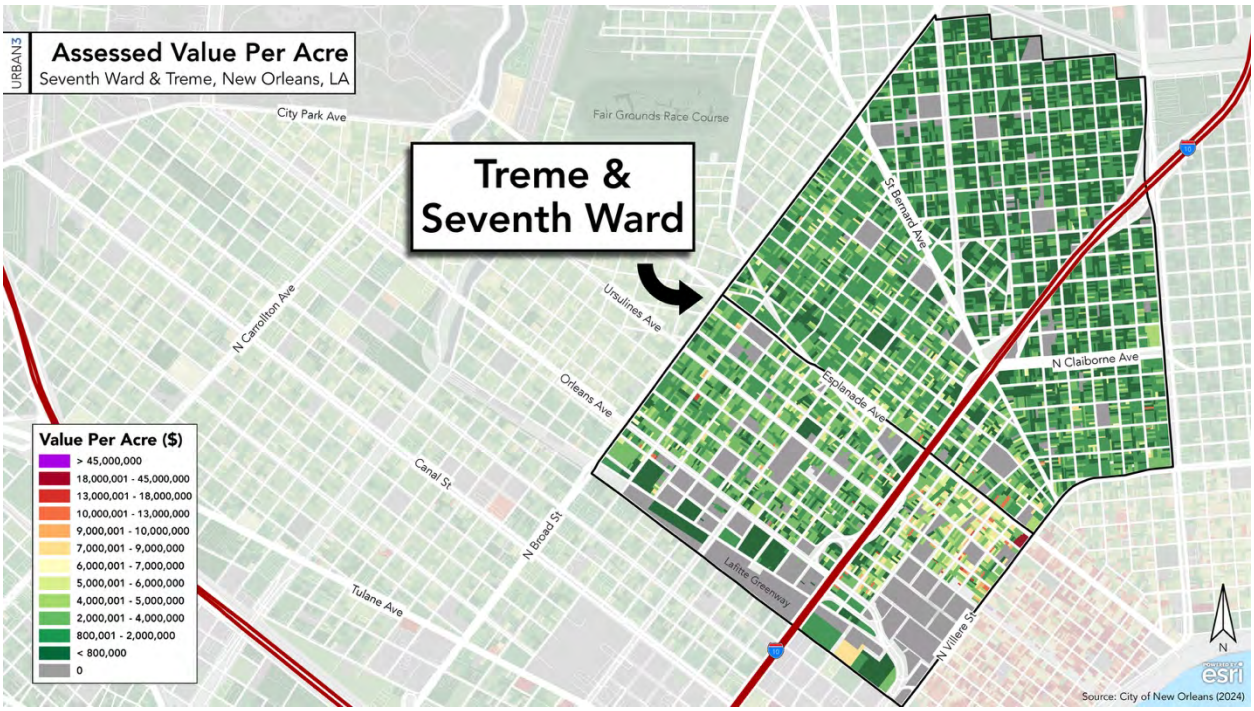
0
N
esri
Source: City of New Orleans (2024)


URBAN3
Assessed Value Per Acre
Seventh Ward & Treme, New Orleans, LA
Treme & Seventh Ward
City Park Ave
Fair Grounds Race Course
St Bernard Ave
Ursulines Ave
N Carrollton Ave
Orleans Ave
Esplanade Ave
N Claiborne Ave
Canal St
N Broad St
Tulane Ave
Lafitte Greenway
N Villere St
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
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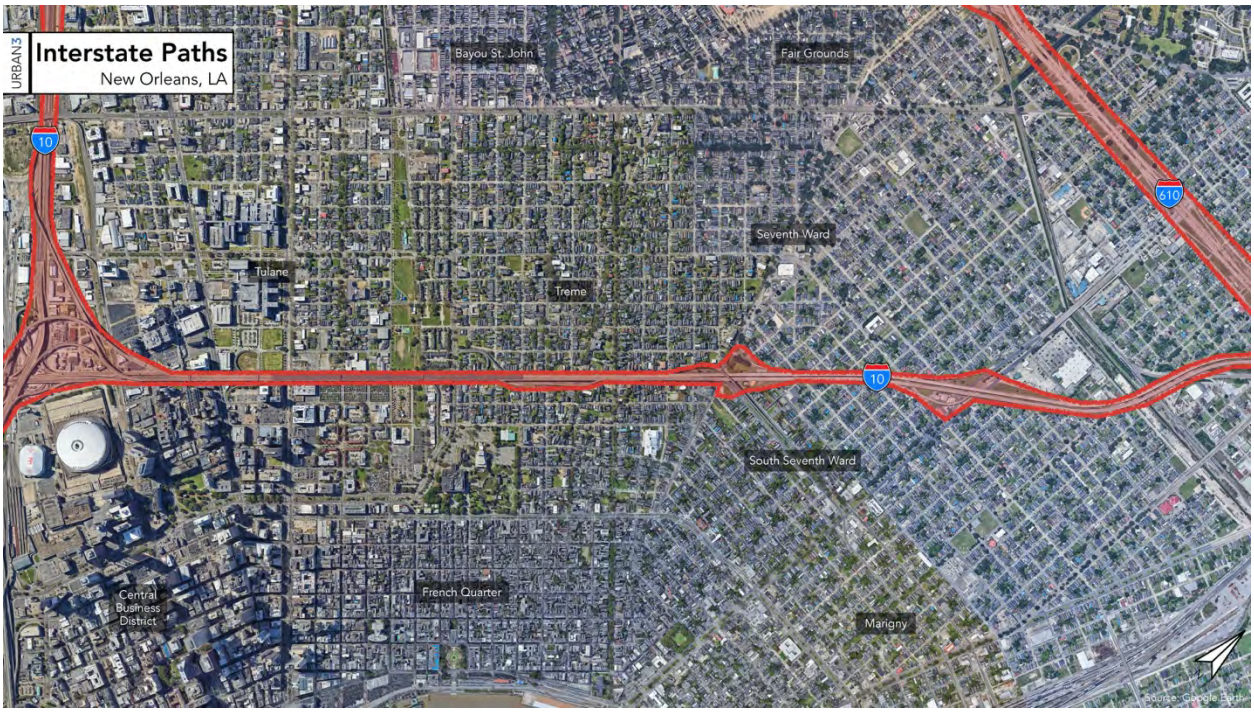
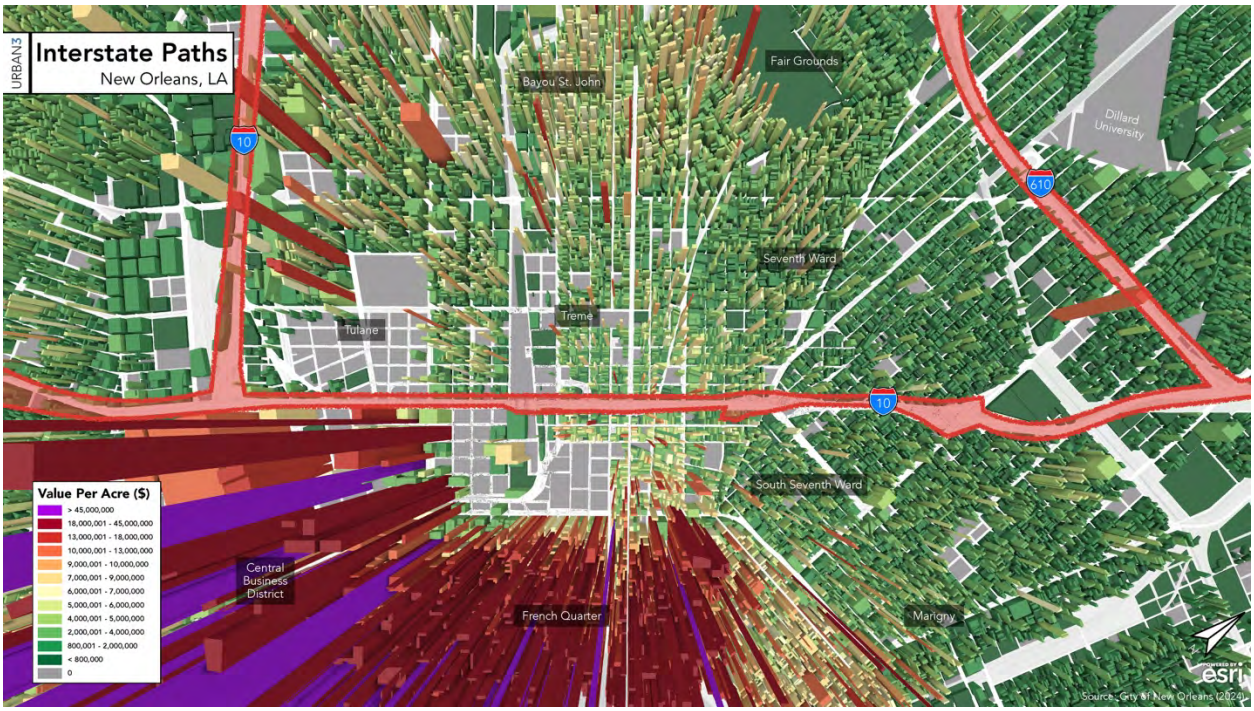
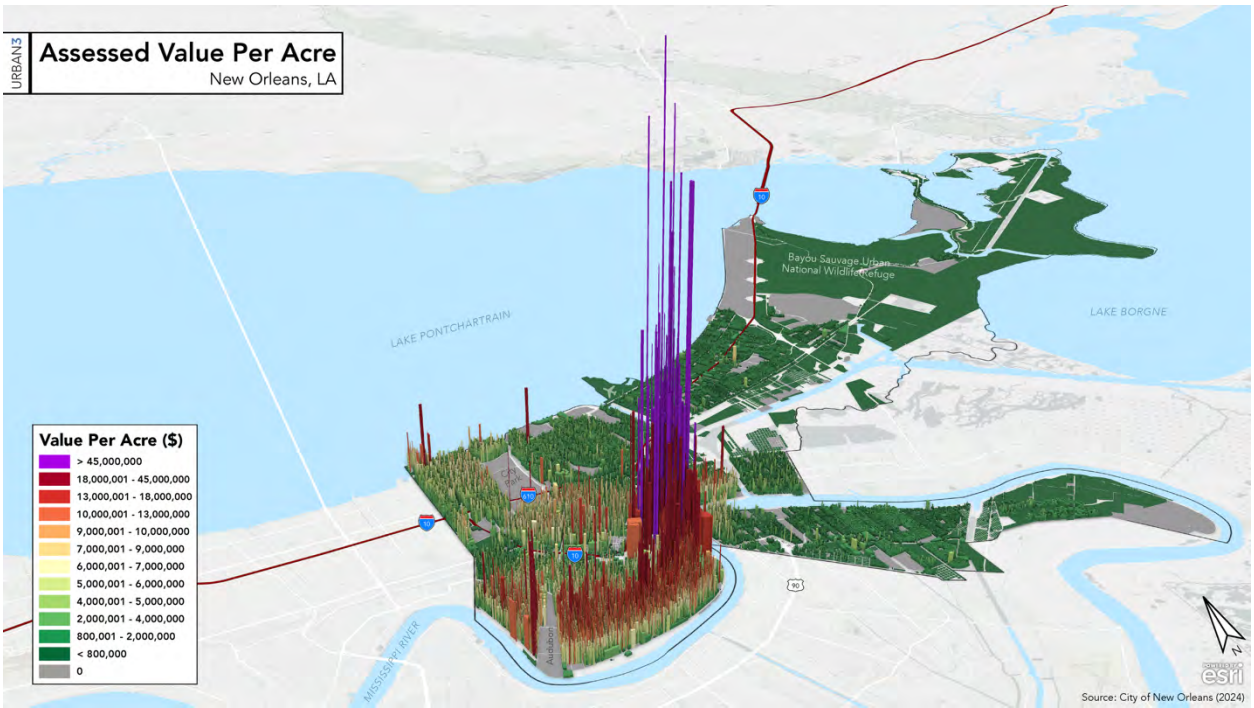
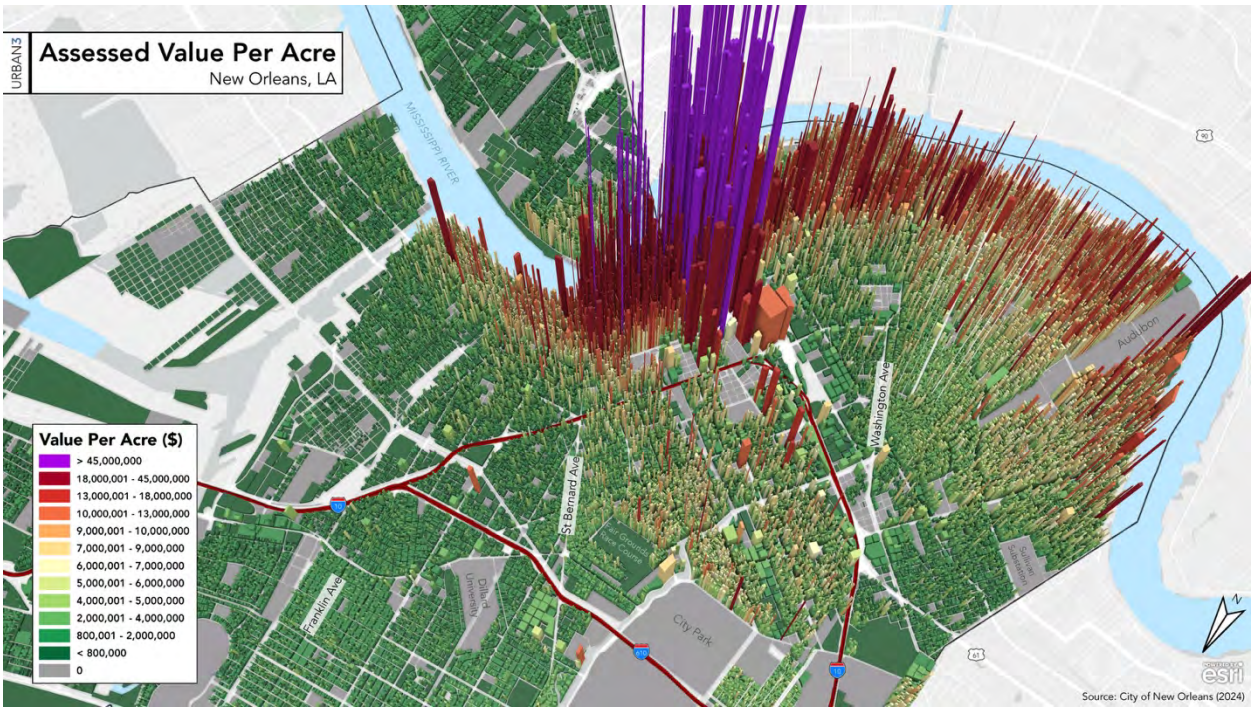
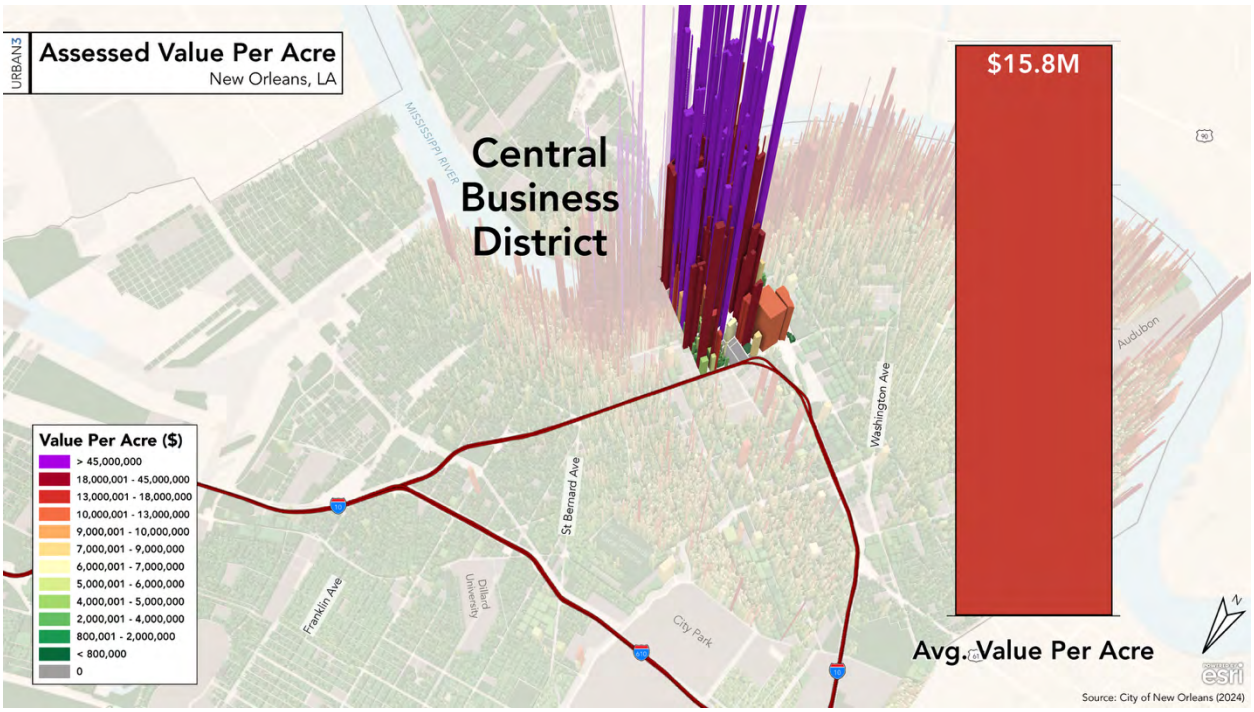
esri
Source: City of New Orleans (2024)

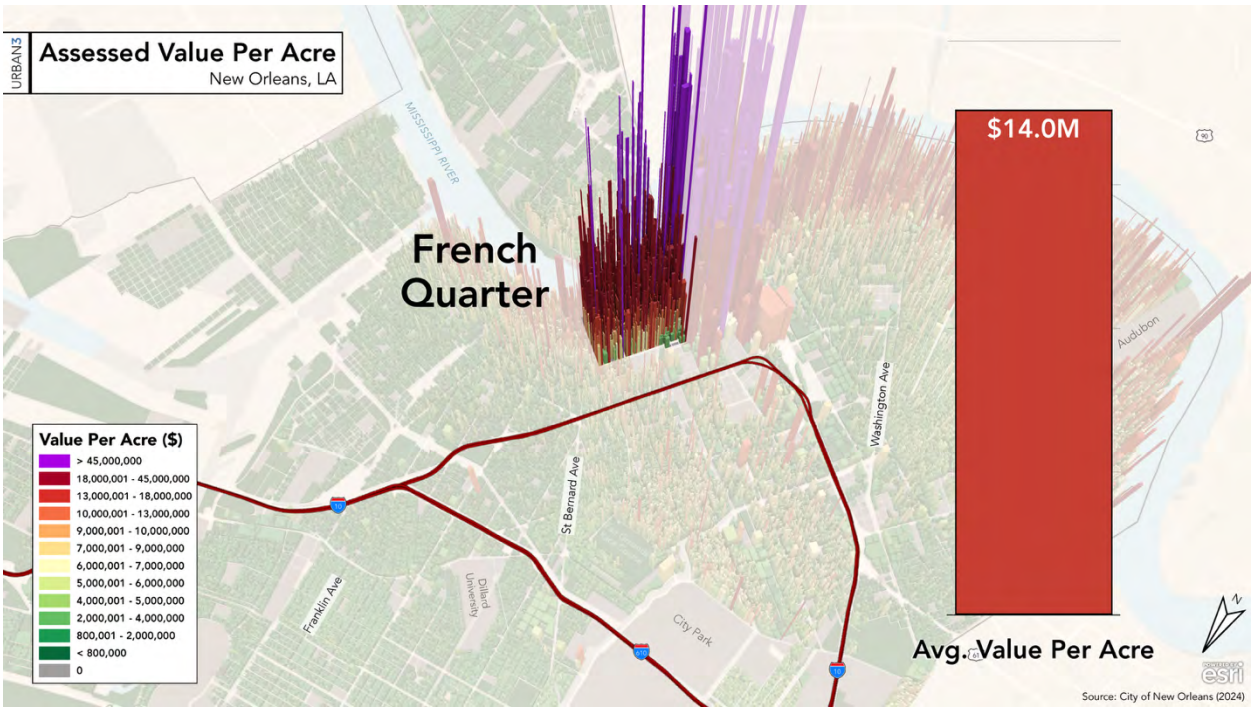

URBAN3
Interstate Paths
New Orleans, LA
Bayou St. John
Fair Grounds
10
610
Seventh Ward
Tulane
Treme
10
South Seventh Ward
Central Business District
French Quarter
Marigny
Source: Google Earth

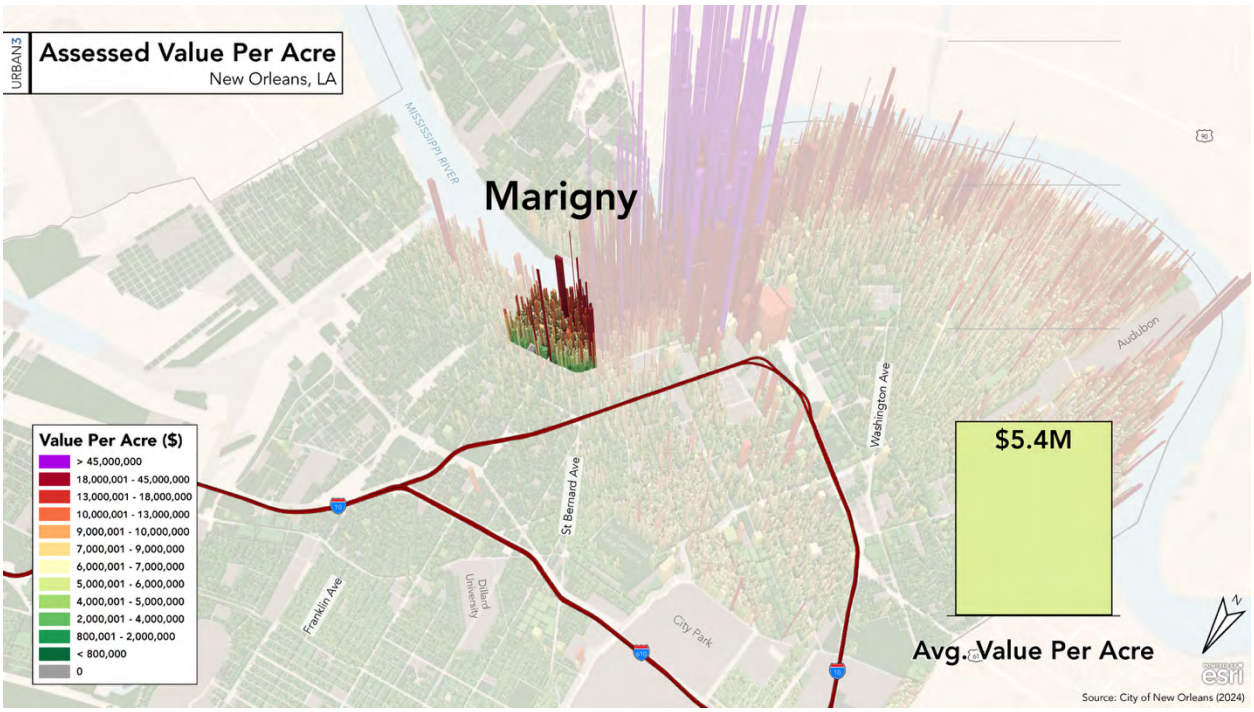

URBAN3
Interstate Paths
New Orleans, LA
Bayou St. John
Fair Grounds
Dillard University
Seventh Ward
Treme
Tulane
Central Business District
French Quarter
South Seventh Ward
Marigny
10
610
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
esri
Source: City of New Orleans (2024)

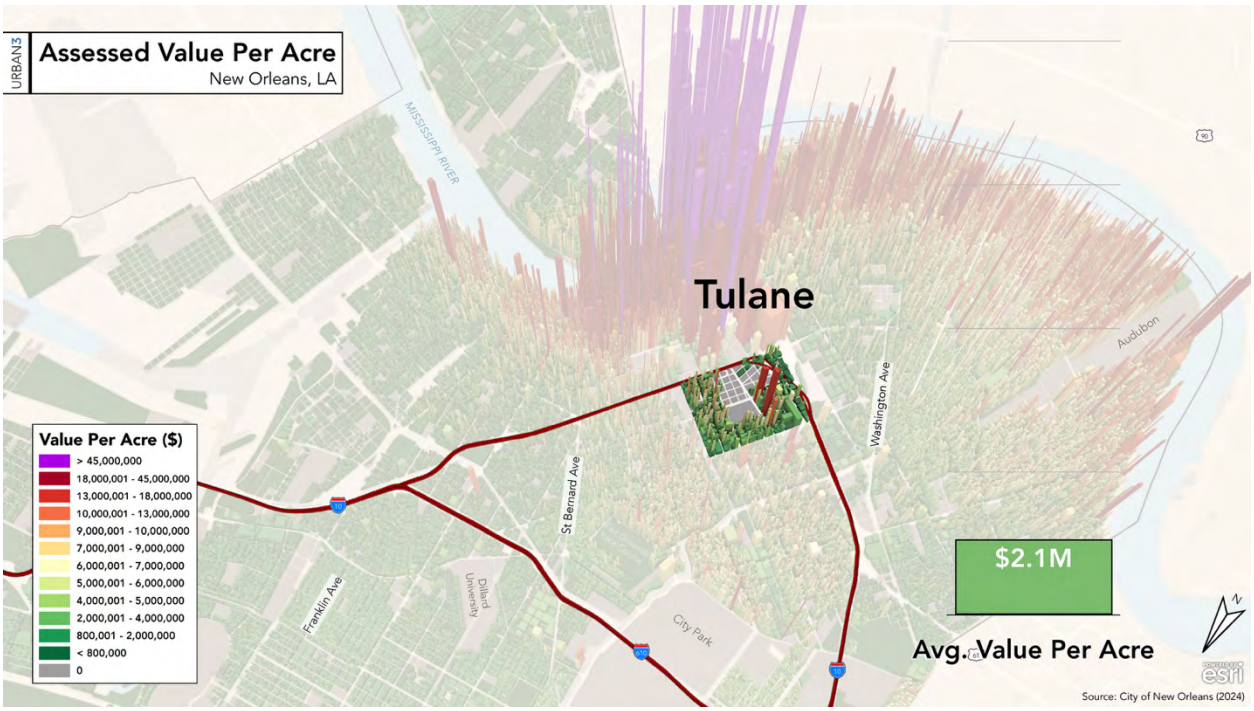

URBAN3
Assessed Value Per Acre
New Orleans, LA
LAKE PONTCHARTRAIN
LAKE BORGNE
Bayou Sauvage Urban National Wildlife Refuge
MISSISSIPPI RIVER
Algiers Canal
Algiers
10
610
90
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
esri
Source: City of New Orleans (2024)

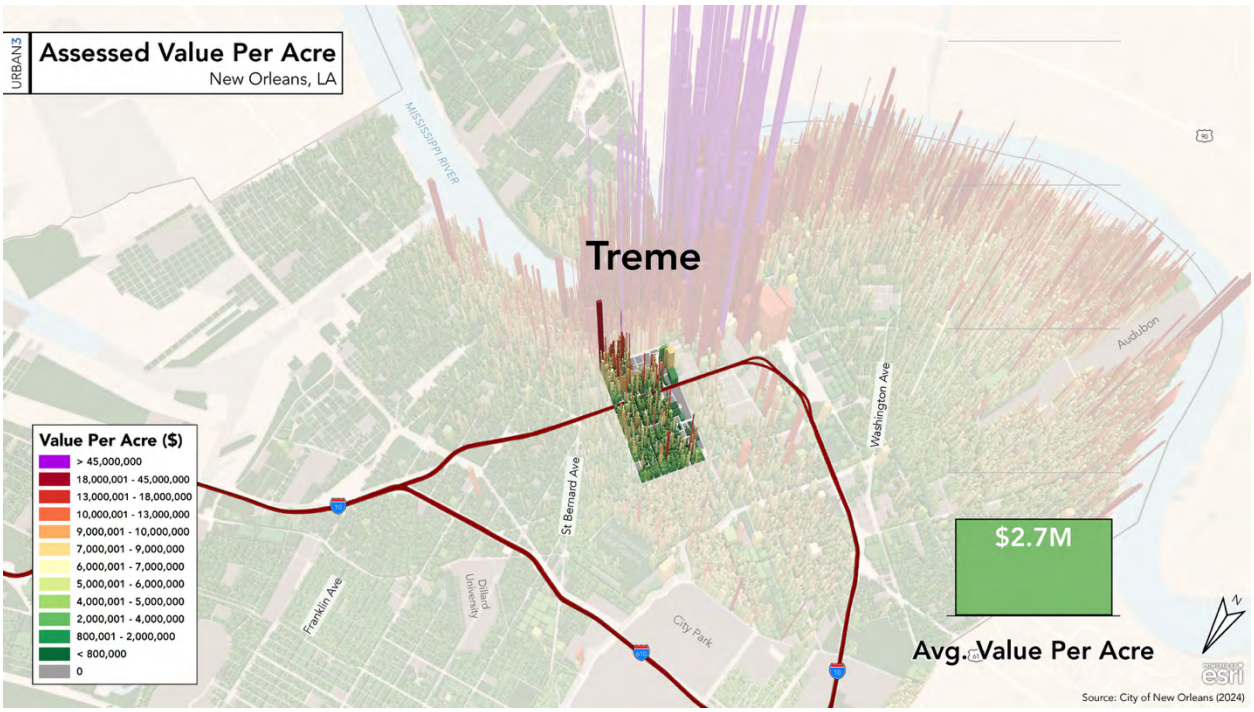

URBAN3
Assessed Value Per Acre
New Orleans, LA
MISSISSIPPI RIVER
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
St Bernard Ave
Franklin Ave
Dillard University
City Park
Audubon
Washington Ave
Source: City of New Orleans (2024)

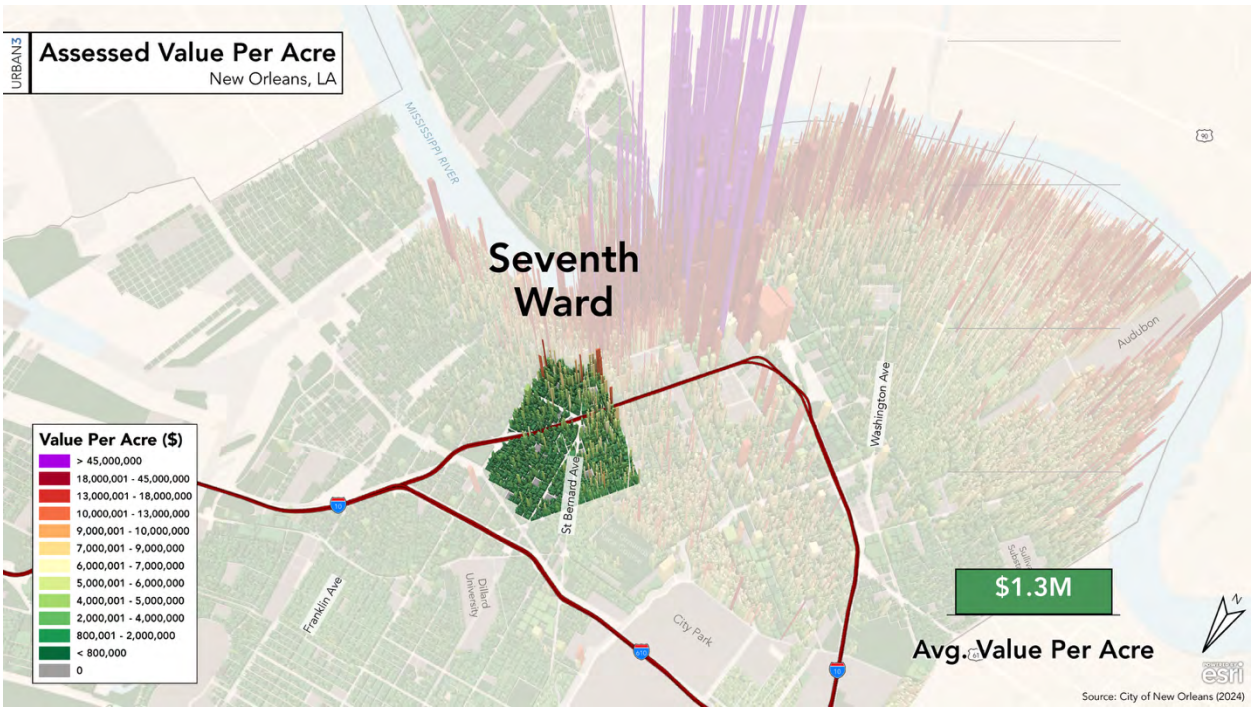

URBAN3
Assessed Value Per Acre
New Orleans, LA
Central Business District
$15.8M
Avg. Value Per Acre
MISSISSIPPI RIVER
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
St Bernard Ave
Franklin Ave
Dillard University
City Park
Audubon
Washington Ave
Source: City of New Orleans (2024)

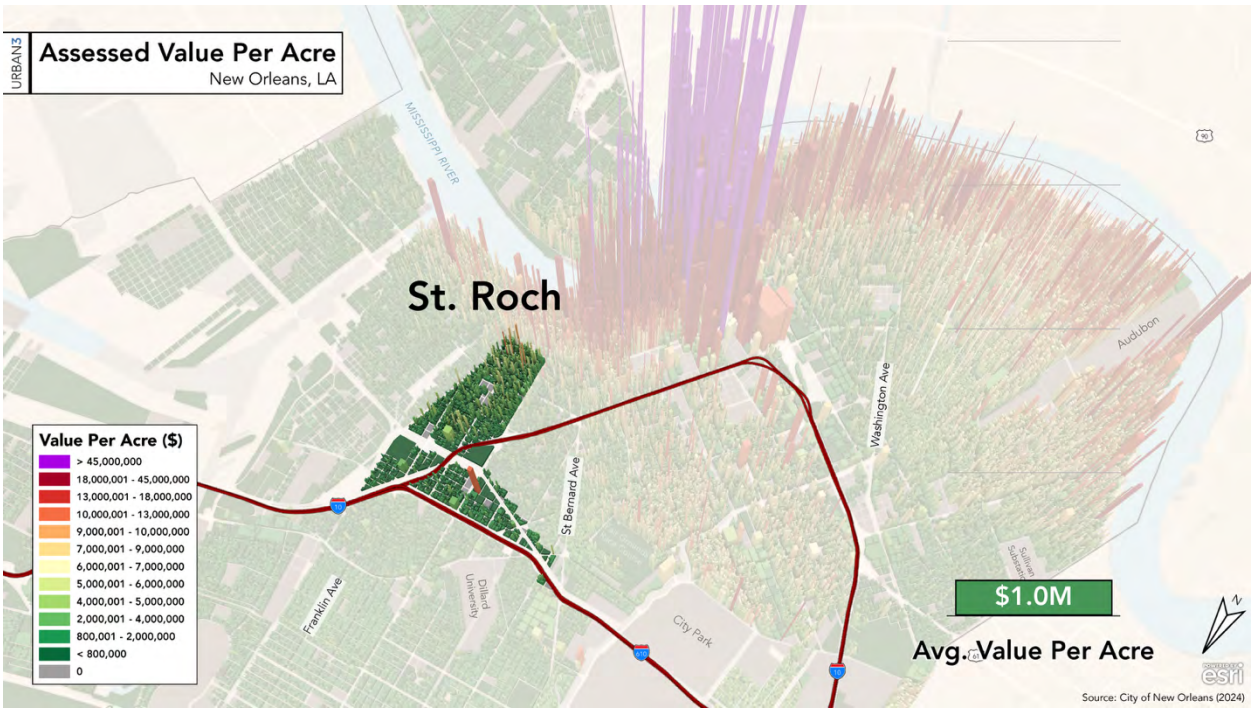

URBAN3
Assessed Value Per Acre
New Orleans, LA
MISSISSIPPI RIVER
French Quarter
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Franklin Ave
Dillard University
St Bernard Ave
City Park
Washington Ave
Audubon
$14.0M
Avg. Value Per Acre
esri
Source: City of New Orleans (2024)

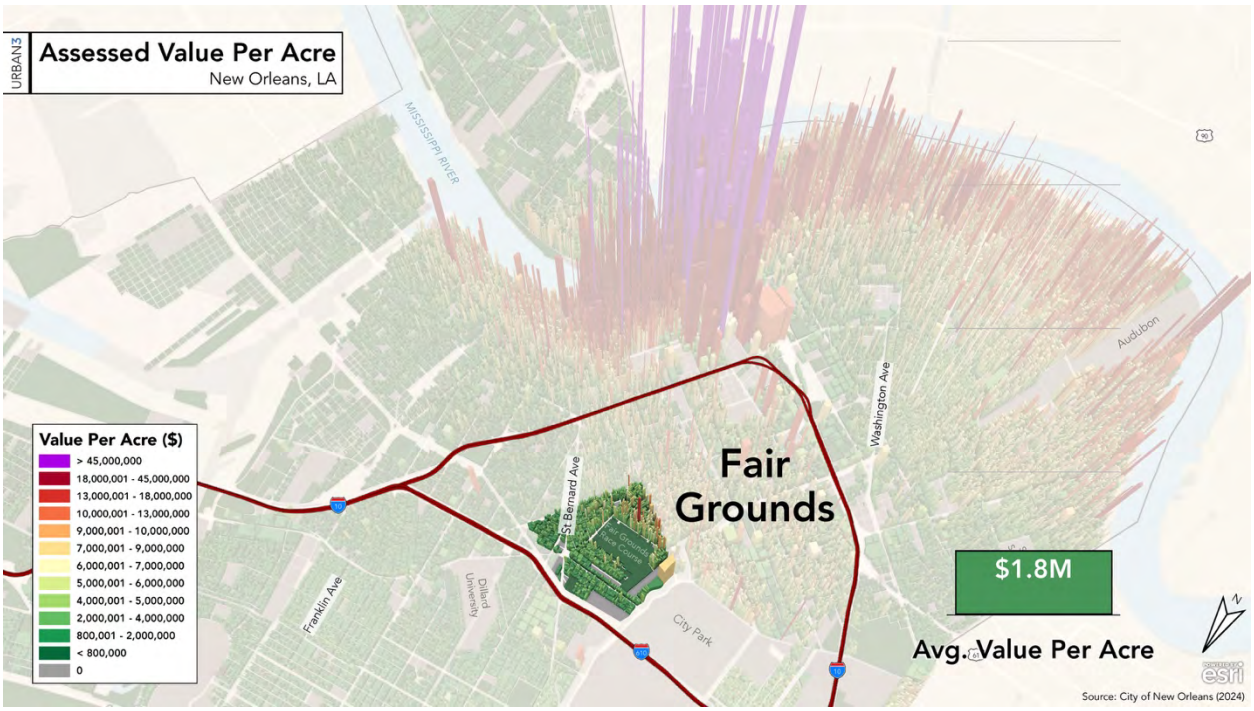

URBAN3
Assessed Value Per Acre
New Orleans, LA
MISSISSIPPI RIVER
Marigny
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Franklin Ave
Dillard University
St Bernard Ave
City Park
Washington Ave
Audubon
$5.4M
Avg. Value Per Acre
esri
Source: City of New Orleans (2024)

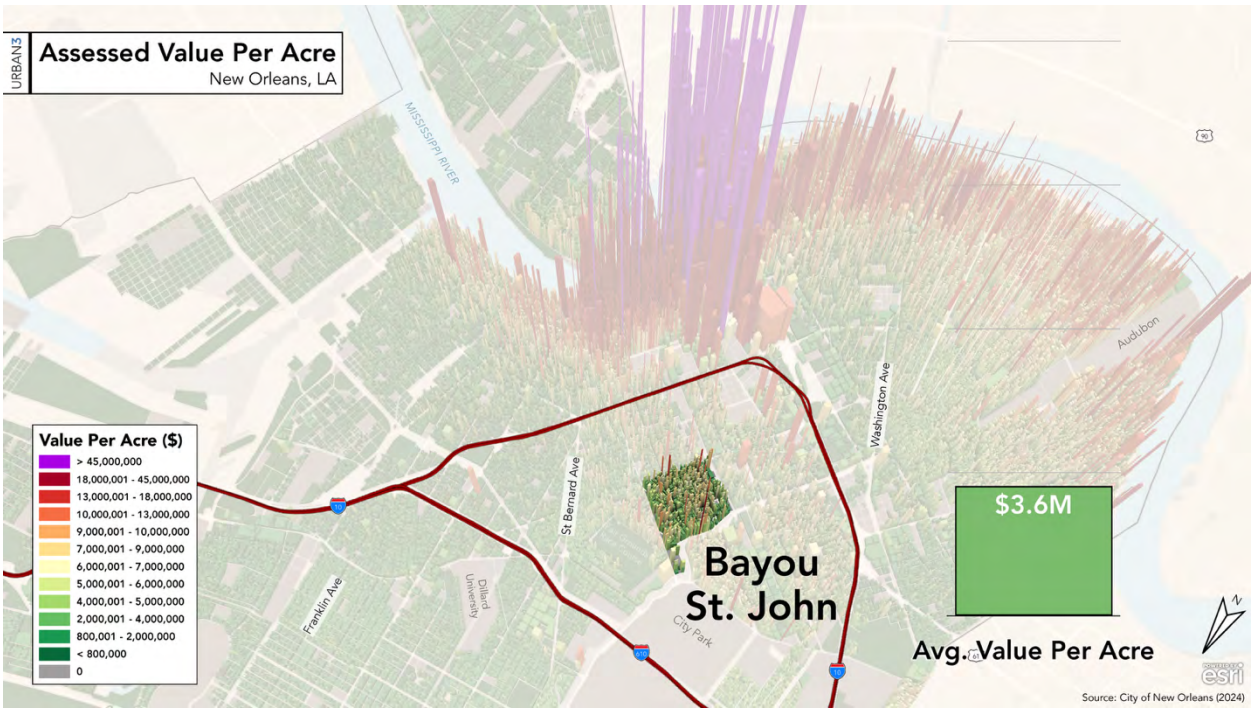

URBAN3
Assessed Value Per Acre
New Orleans, LA
MISSISSIPPI RIVER
Tulane
Audubon
Washington Ave
St Bernard Ave
Franklin Ave
Dillard University
City Park
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
$2.1M
Avg. Value Per Acre
Source: City of New Orleans (2024)

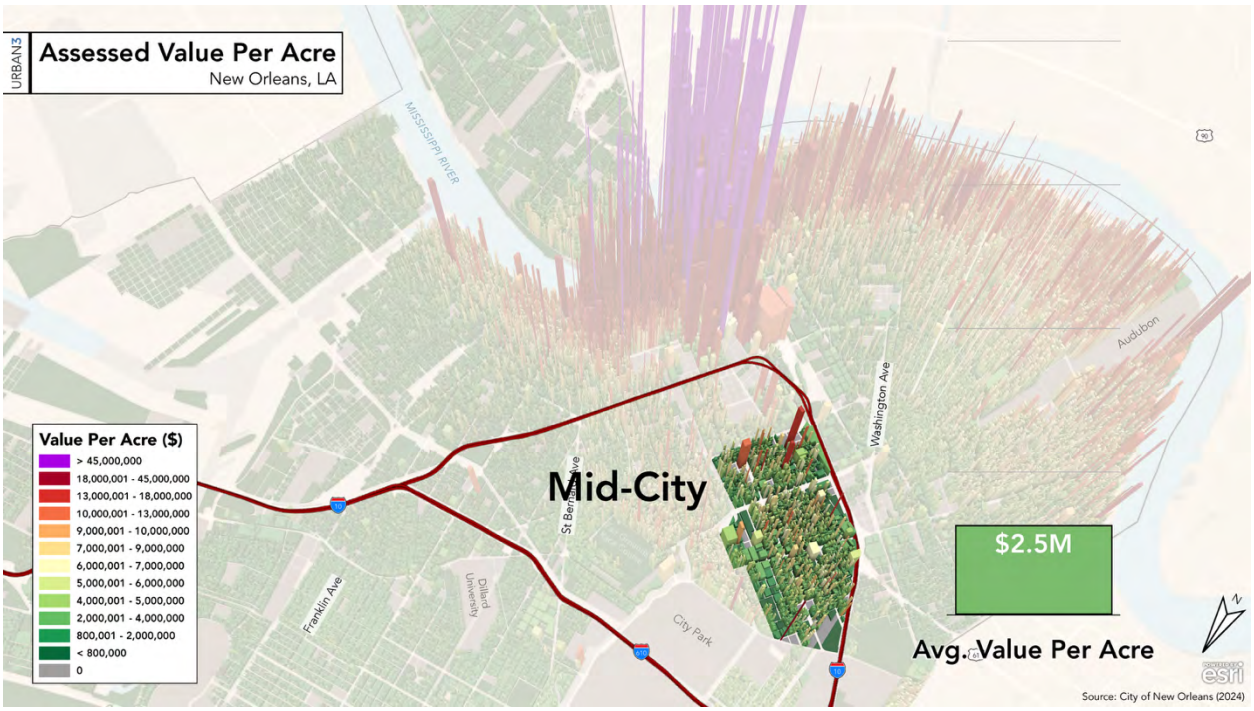

URBAN3
Assessed Value Per Acre
New Orleans, LA
MISSISSIPPI RIVER
Treme
Audubon
Washington Ave
St Bernard Ave
Franklin Ave
Dillard University
City Park
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
$2.7M
Avg. Value Per Acre
Source: City of New Orleans (2024)

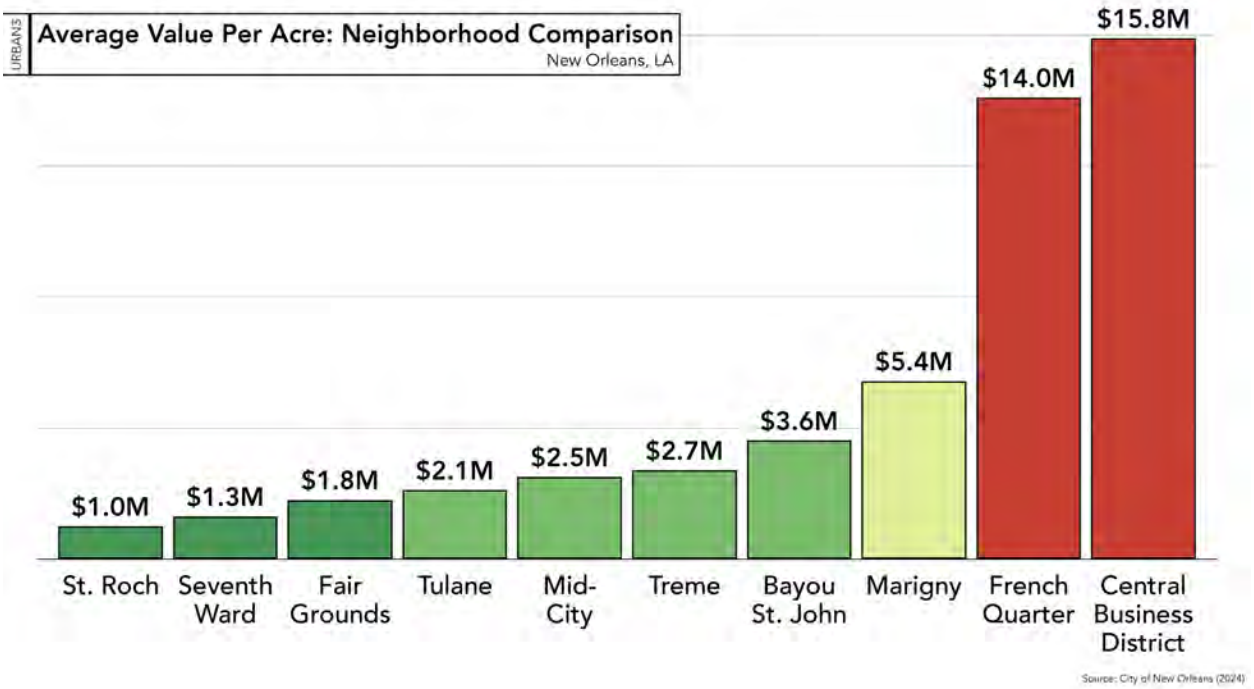

URBAN3
Assessed Value Per Acre
New Orleans, LA
Seventh Ward
MISSISSIPPI RIVER
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Franklin Ave
Dillard University
St Bernard Ave
City Park
Washington Ave
Audubon
$1.3M
Avg. Value Per Acre
Source: City of New Orleans (2024)

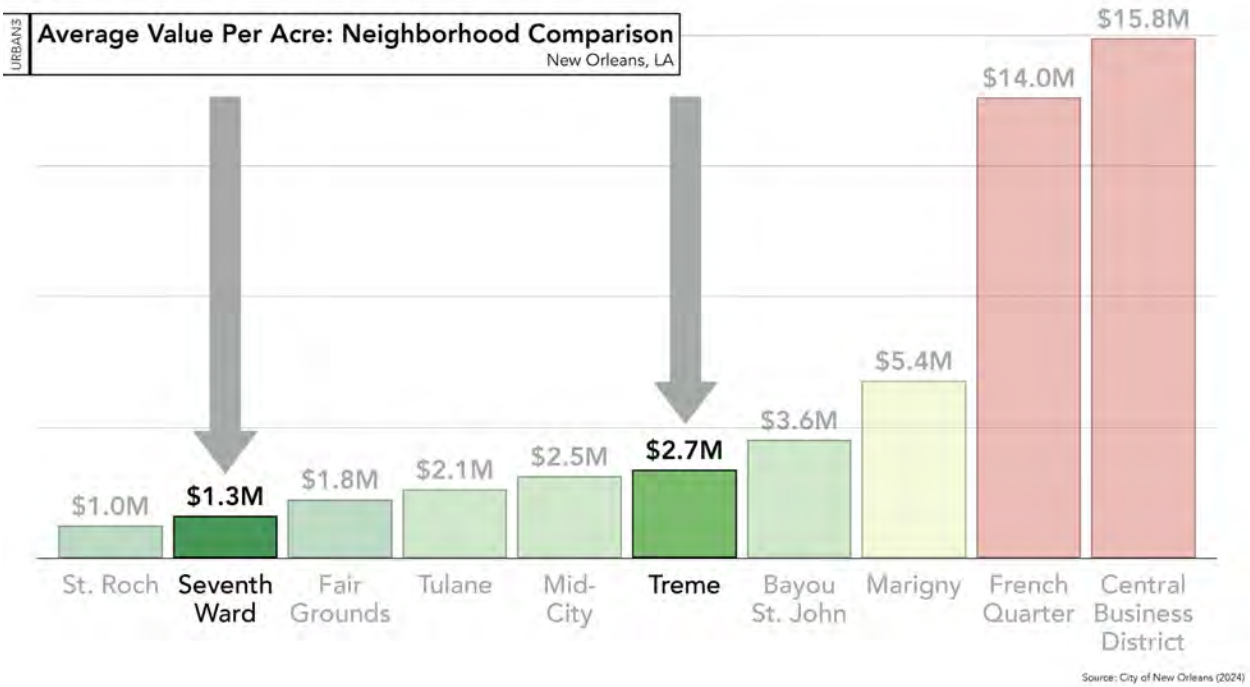

URBAN3
Assessed Value Per Acre
New Orleans, LA
St. Roch
MISSISSIPPI RIVER
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Franklin Ave
Dillard University
St Bernard Ave
City Park
Washington Ave
Audubon
$1.0M
Avg. Value Per Acre
Source: City of New Orleans (2024)


URBAN3
Assessed Value Per Acre
New Orleans, LA
MISSISSIPPI RIVER
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Fair Grounds
St Bernard Ave
Franklin Ave
Dillard University
City Park
Washington Ave
Audubon
$1.8M
Avg. Value Per Acre
Source: City of New Orleans (2024)


URBAN3
Assessed Value Per Acre
New Orleans, LA
MISSISSIPPI RIVER
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Bayou St. John
St Bernard Ave
Franklin Ave
Dillard University
City Park
Washington Ave
Audubon
$3.6M
Avg. Value Per Acre
Source: City of New Orleans (2024)


URBAN3
Assessed Value Per Acre
New Orleans, LA
MISSISSIPPI RIVER
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Mid-City
Franklin Ave
Dillard University
St Bernard Ave
City Park
Washington Ave
Audubon
$2.5M
Avg. Value Per Acre
Source: City of New Orleans (2024)

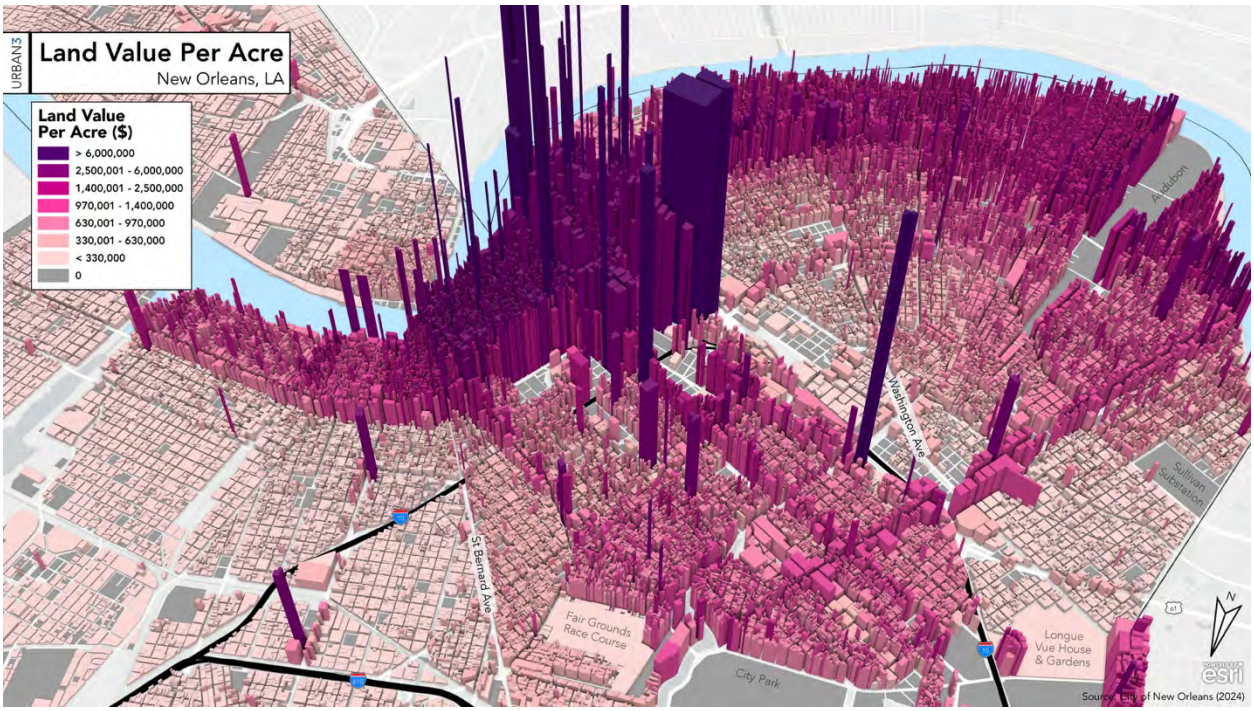

URBAN3
Average Value Per Acre: Neighborhood Comparison
New Orleans, LA
$1.0M
$1.3M
$1.8M
$2.1M
$2.5M
$2.7M
$3.6M
$5.4M
$14.0M
$15.8M
St. Roch
Seventh Ward
Fair Grounds
Tulane
Mid-City
Treme
Bayou St. John
Marigny
French Quarter
Central Business District
Source: City of New Orleans (2024)

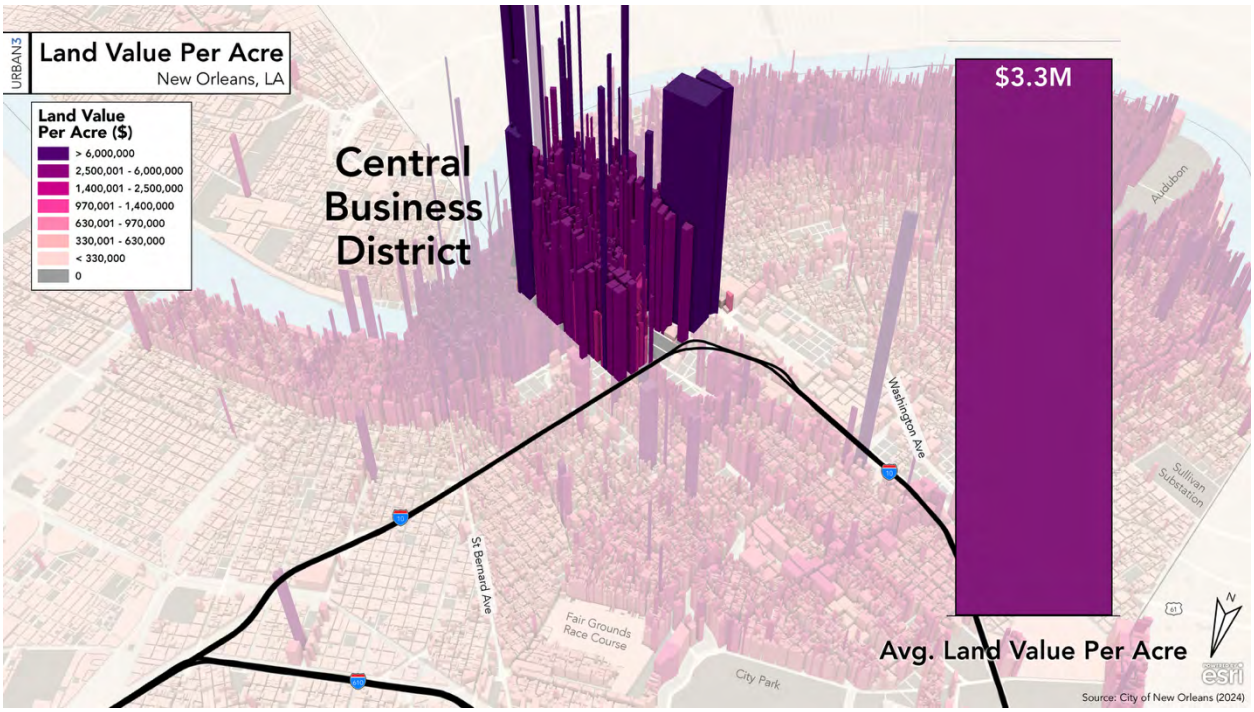


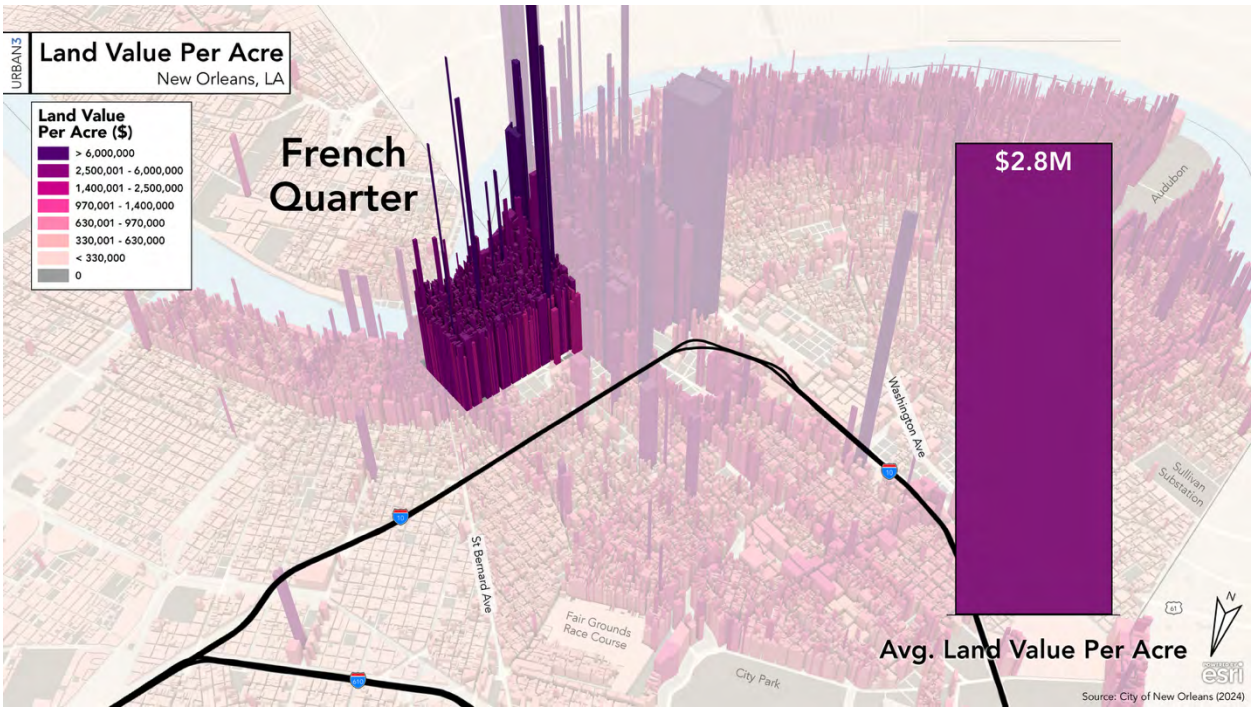
Land Value Per Acre

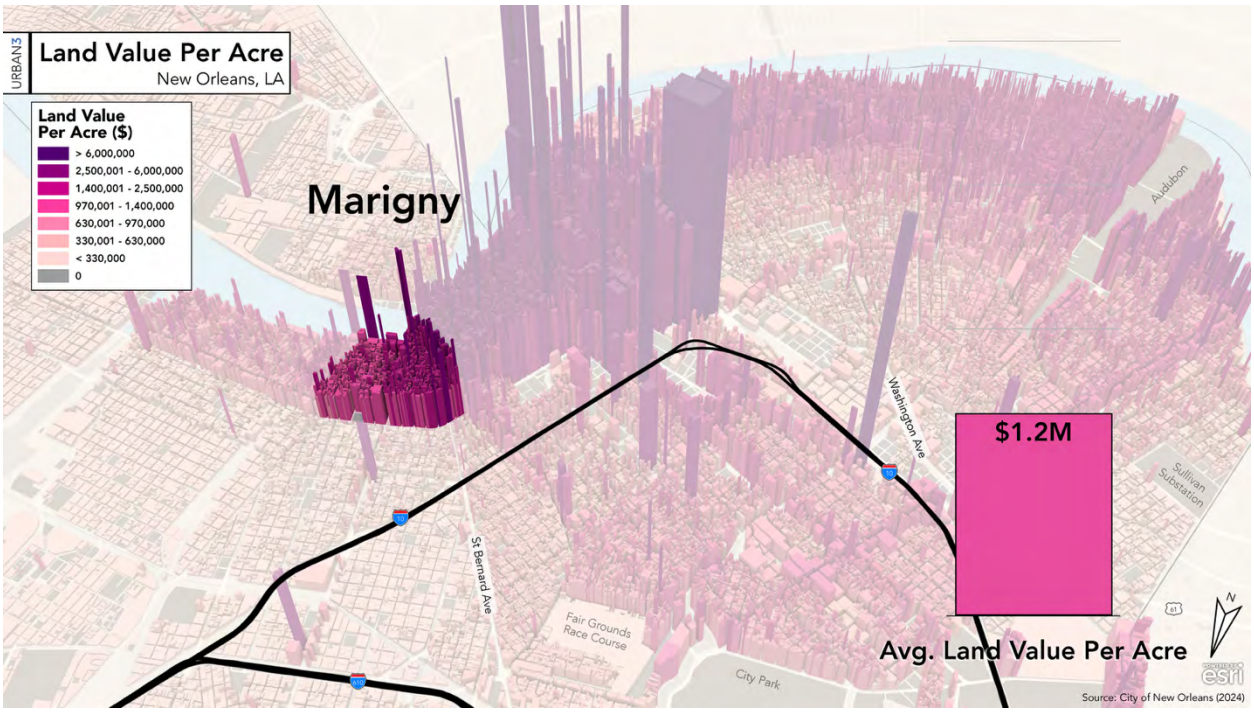
The Economics of Land Use

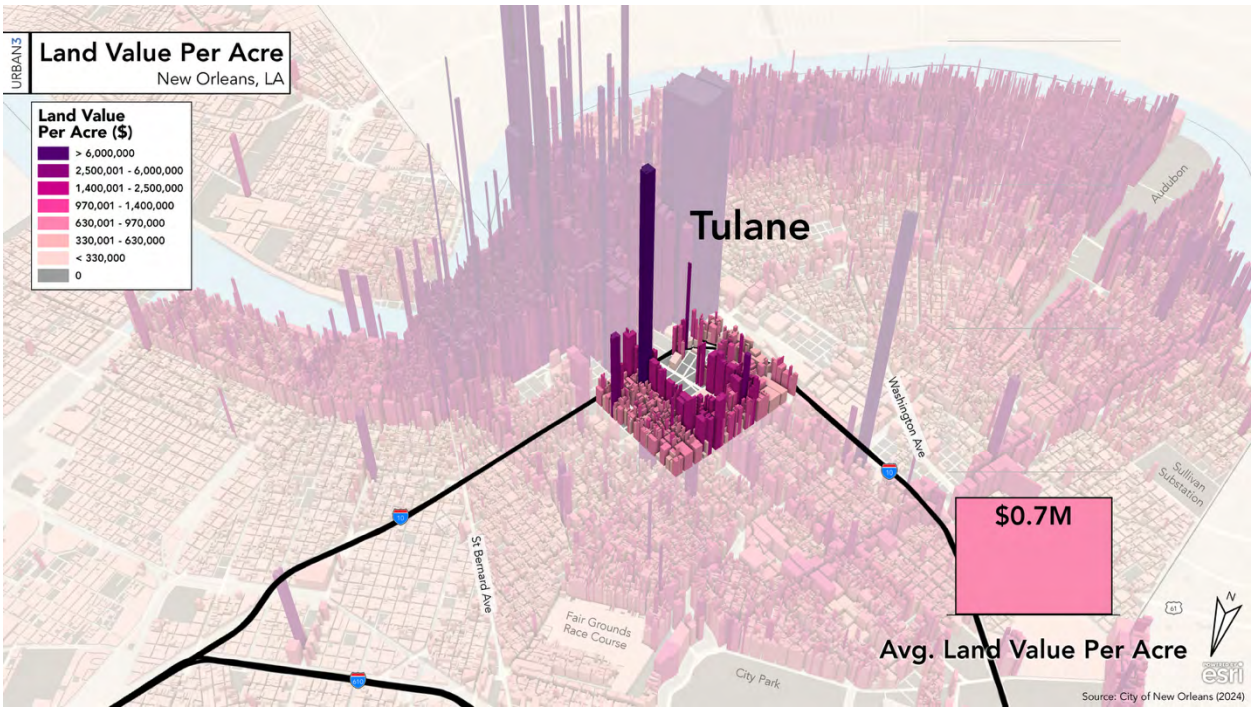
URBAN3

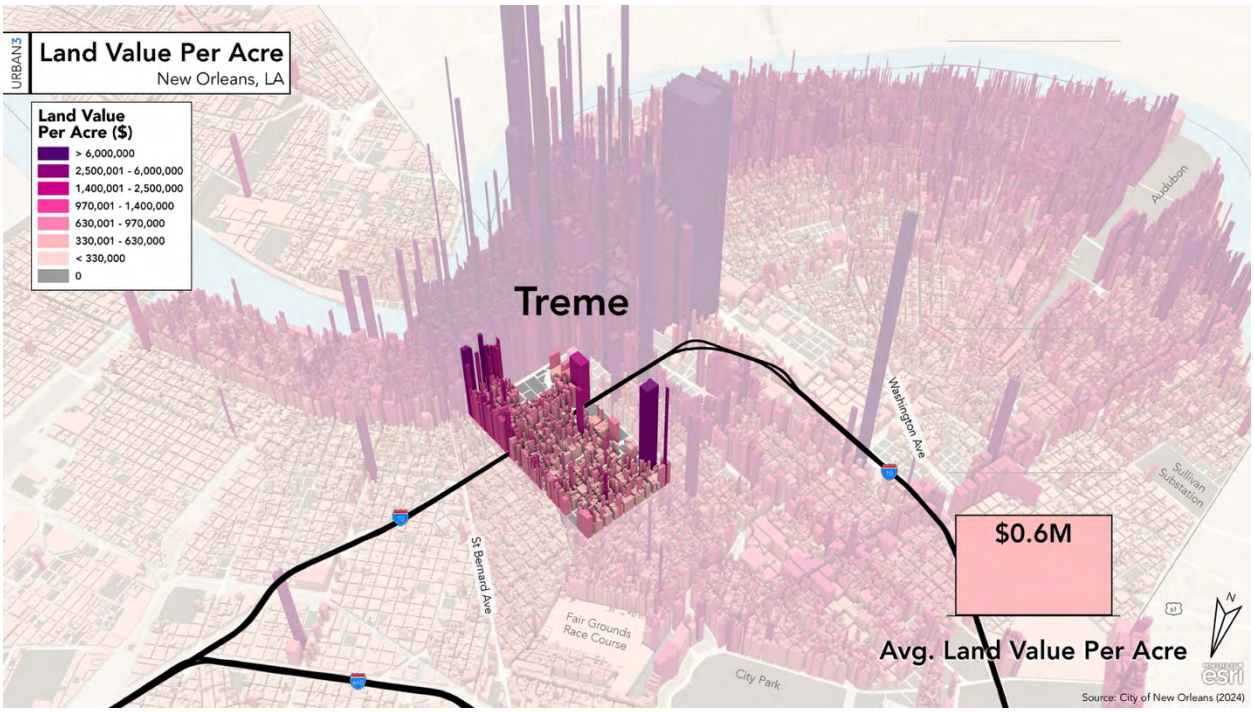

URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Audubon
Washington Ave
Sullivan Substation
St Bernard Ave
Fair Grounds Race Course
City Park
Longue Vue House & Gardens
esri
Source: City of New Orleans (2024)

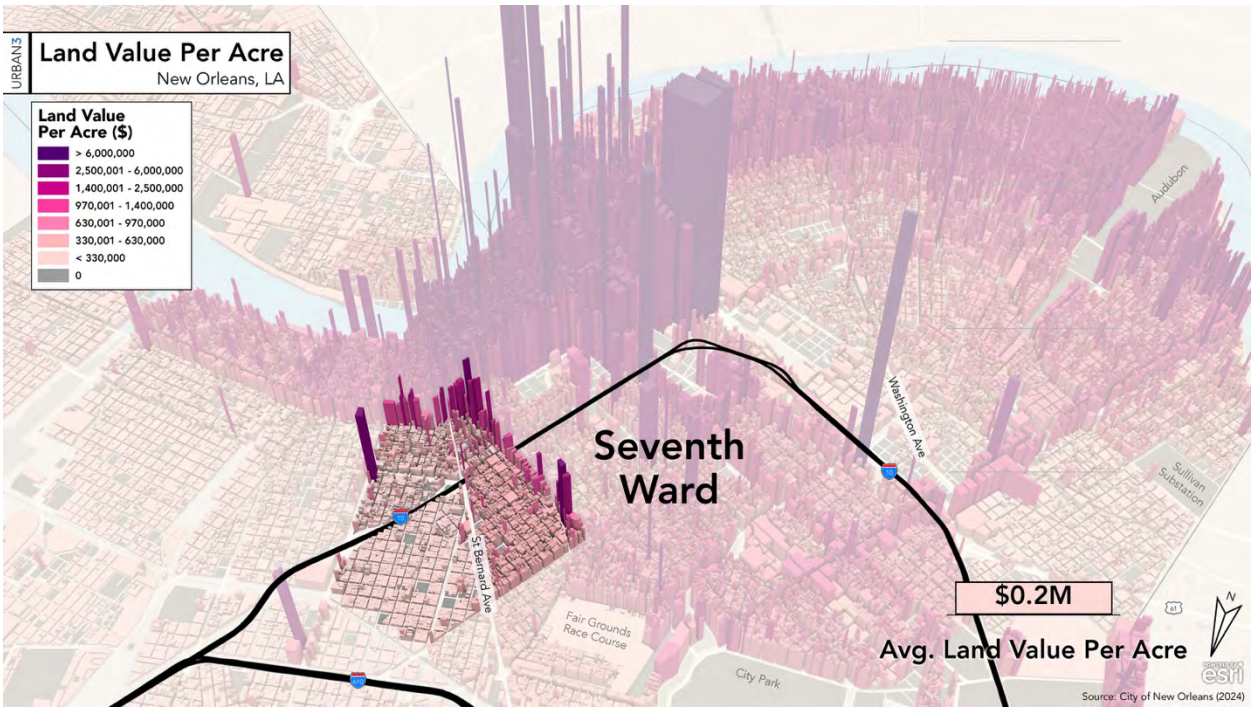

URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Central Business District
$3.3M
Avg. Land Value Per Acre
Audubon
Washington Ave
Sullivan Substation
St Bernard Ave
Fair Grounds Race Course
City Park
esri
Source: City of New Orleans (2024)

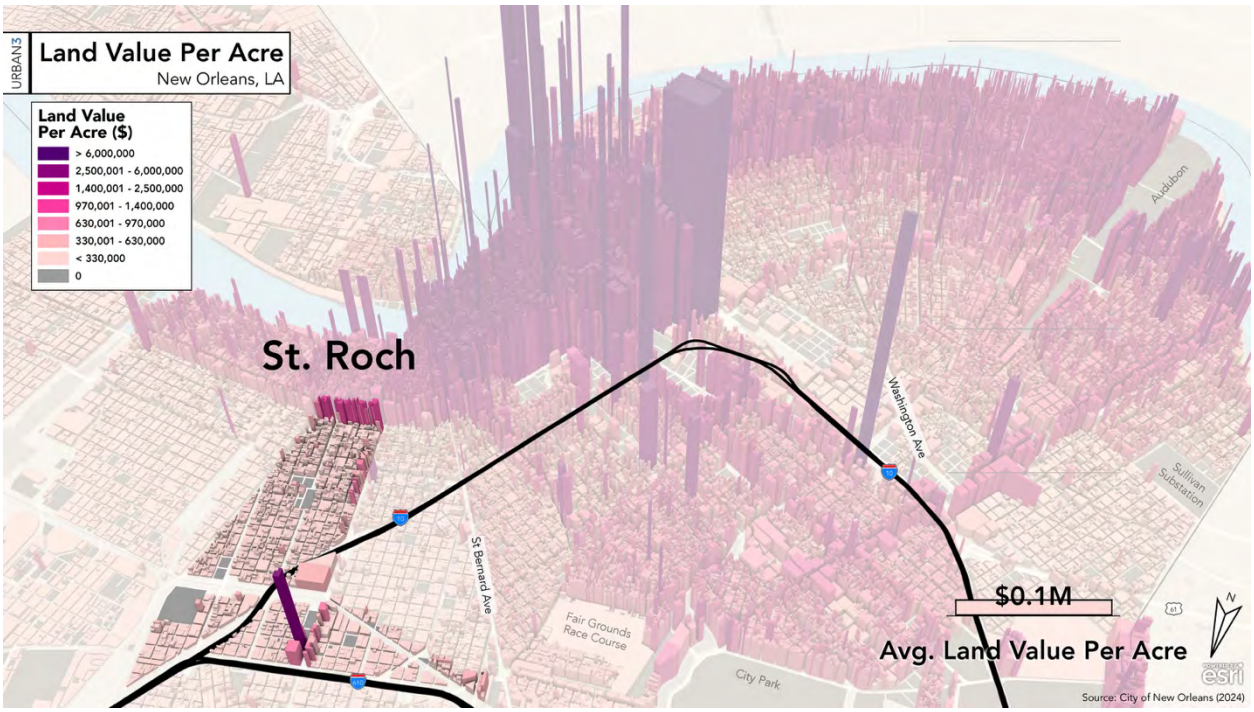

URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
French Quarter
$2.8M
Avg. Land Value Per Acre
Audubon
Washington Ave
Sullivan Substation
St Bernard Ave
Fair Grounds Race Course
City Park
Source: City of New Orleans (2024)

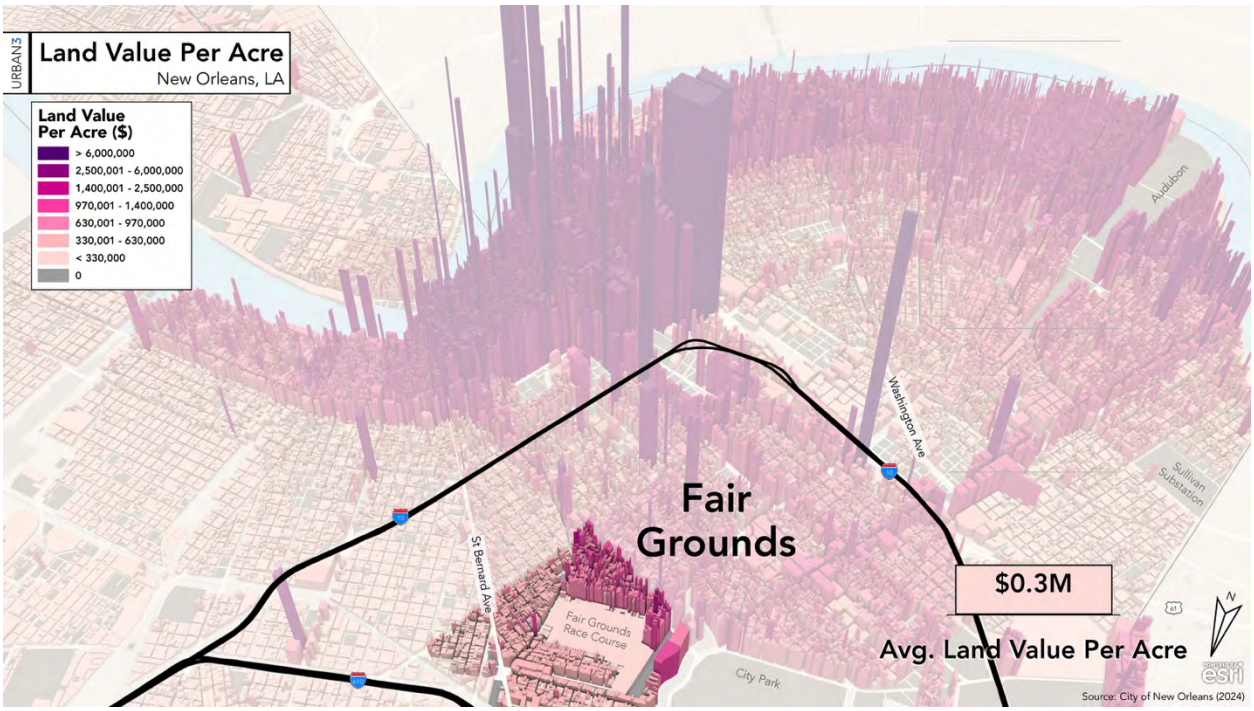

URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Marigny
$1.2M
Avg. Land Value Per Acre
Audubon
Washington Ave
Sullivan Substation
St Bernard Ave
Fair Grounds Race Course
City Park
Source: City of New Orleans (2024)

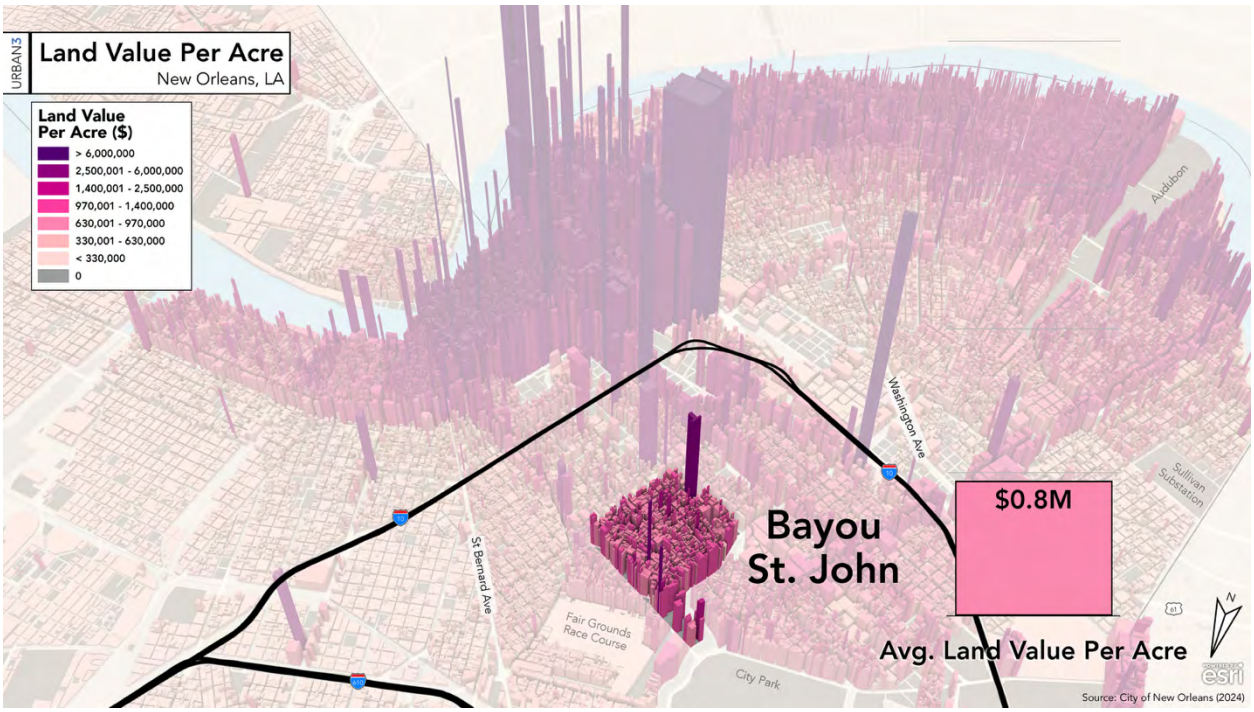

URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Tulane
Audubon
Washington Ave
Sullivan Substation
$0.7M
St Bernard Ave
Fair Grounds Race Course
City Park
Avg. Land Value Per Acre
Source: City of New Orleans (2024)

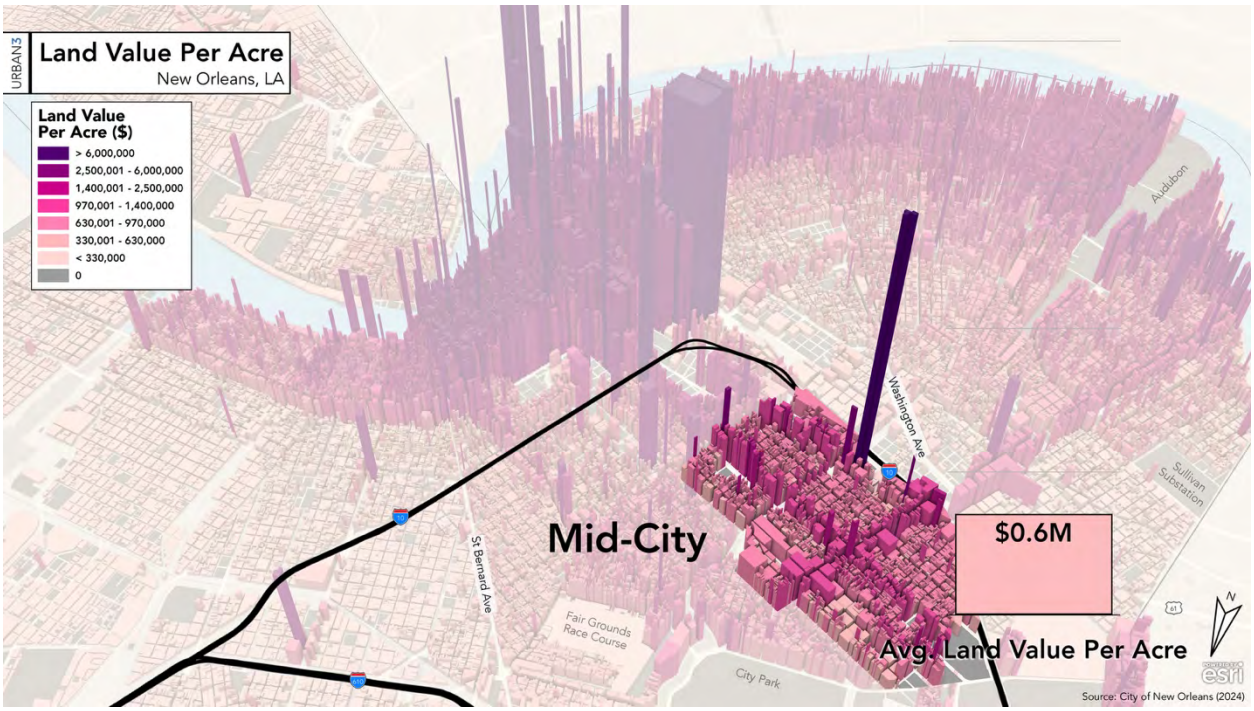

URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Treme
Audubon
Washington Ave
Sullivan Substation
$0.6M
St Bernard Ave
Fair Grounds Race Course
City Park
Avg. Land Value Per Acre
Source: City of New Orleans (2024)

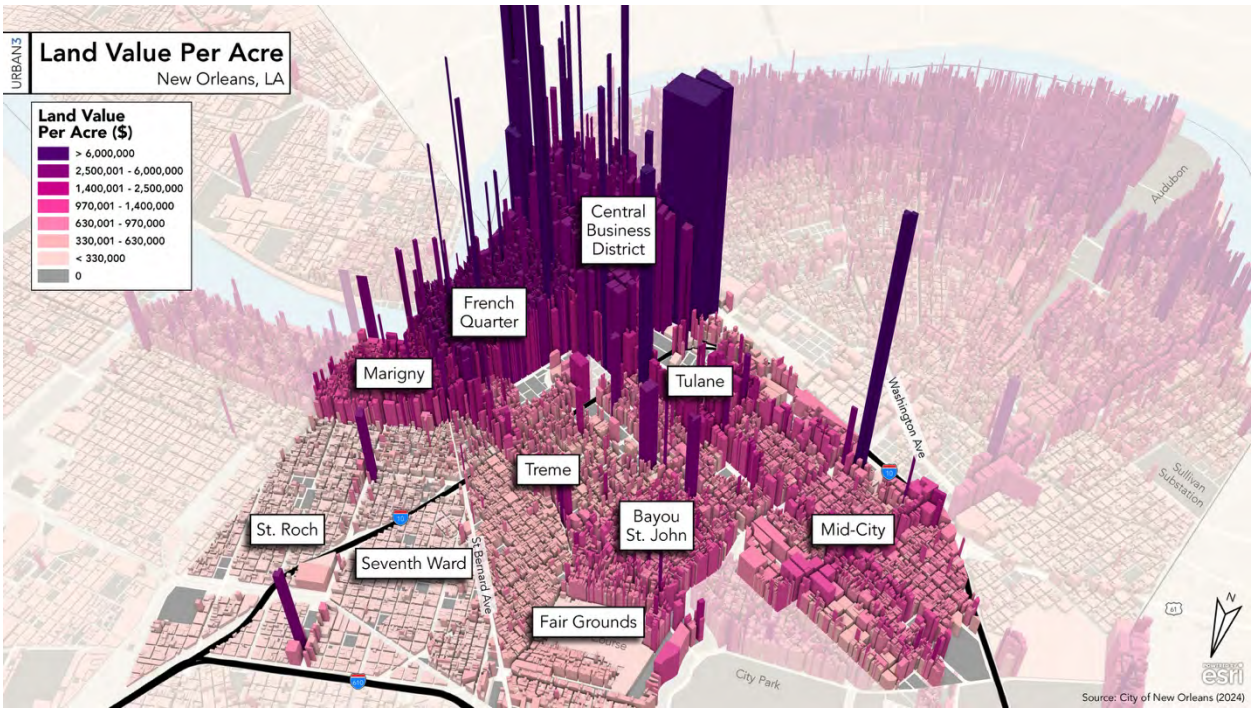

URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Seventh Ward
Washington Ave
Audubon
Sullivan Substation
St Bernard Ave
Fair Grounds Race Course
City Park
$0.2M
Avg. Land Value Per Acre
Source: City of New Orleans (2024)

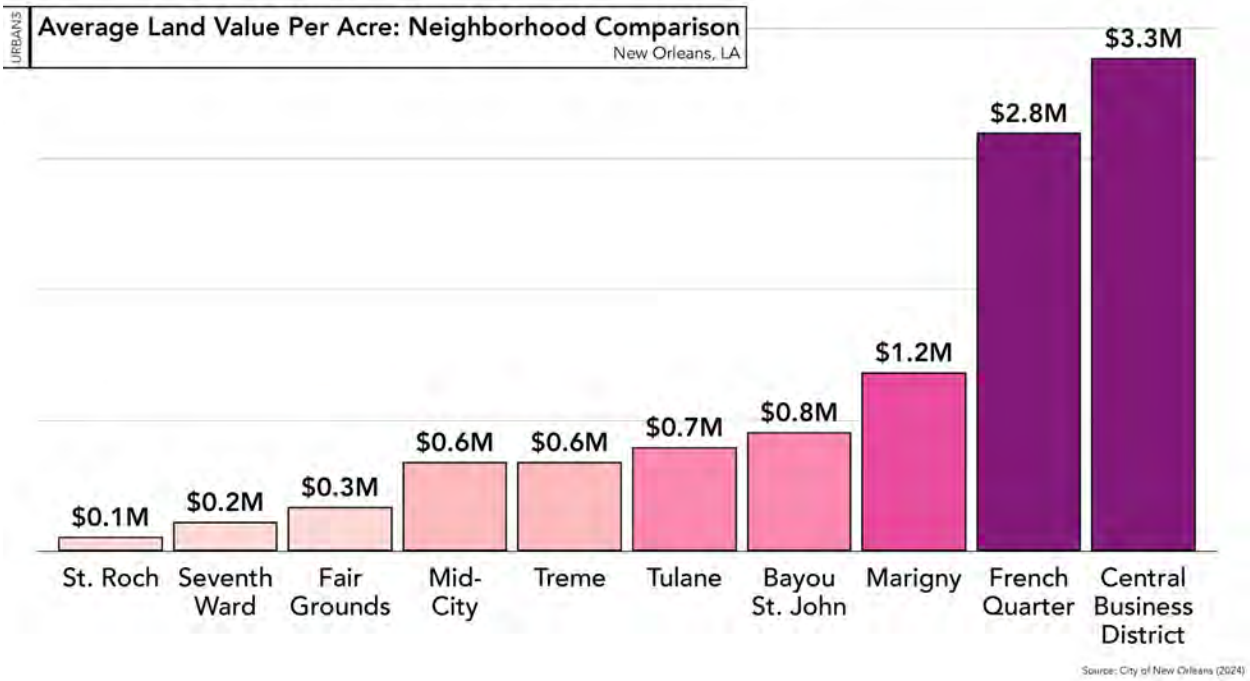

URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
St. Roch
Washington Ave
Audubon
Sullivan Substation
St Bernard Ave
Fair Grounds Race Course
City Park
$0.1M
Avg. Land Value Per Acre
Source: City of New Orleans (2024)

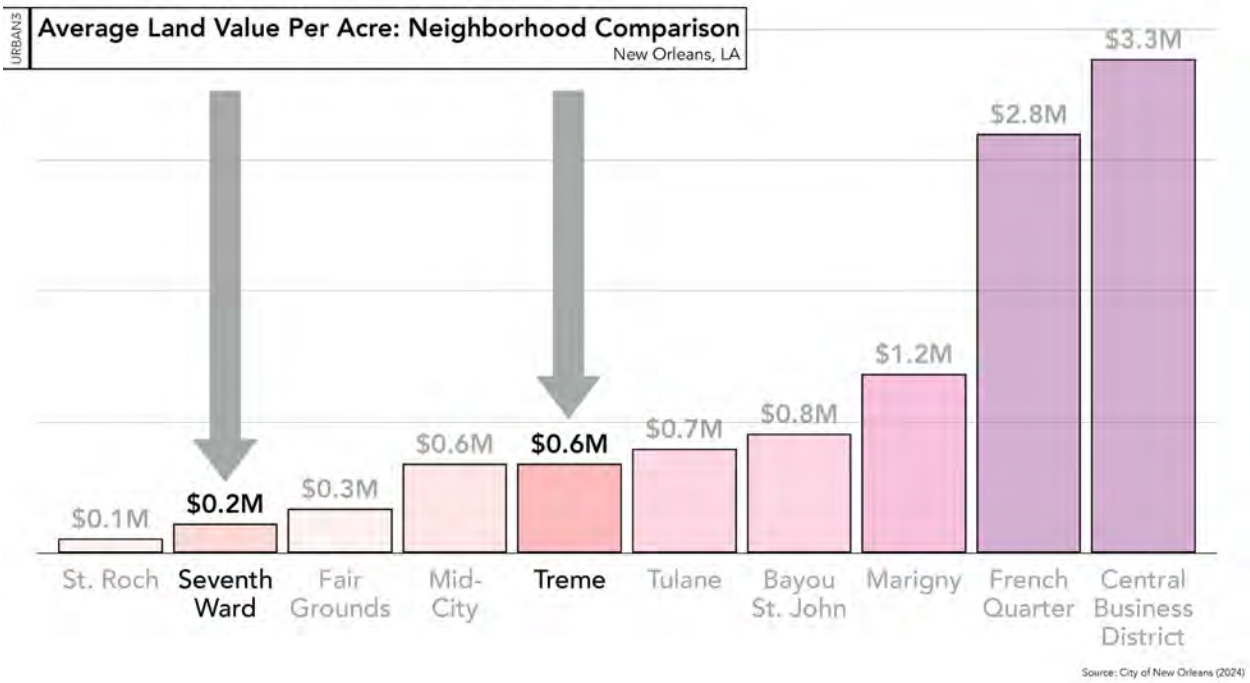

URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Fair Grounds
$0.3M
Avg. Land Value Per Acre
Fair Grounds Race Course
St Bernard Ave
Washington Ave
Audubon
Sullivan Substation
City Park
Source: City of New Orleans (2024)


URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Bayou St. John
$0.8M
Avg. Land Value Per Acre
Fair Grounds Race Course
St Bernard Ave
Washington Ave
Audubon
Sullivan Substation
City Park
Source: City of New Orleans (2024)


URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Mid-City
$0.6M
Avg. Land Value Per Acre
Washington Ave
St Bernard Ave
Fair Grounds Race Course
City Park
Audubon
Sullivan Substation
Source: City of New Orleans (2024)


URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Central Business District
French Quarter
Marigny
Tulane
Treme
Bayou St. John
Mid-City
St. Roch
Seventh Ward
Fair Grounds
Washington Ave
St Bernard Ave
City Park
Audubon
Sullivan Substation
Source: City of New Orleans (2024)

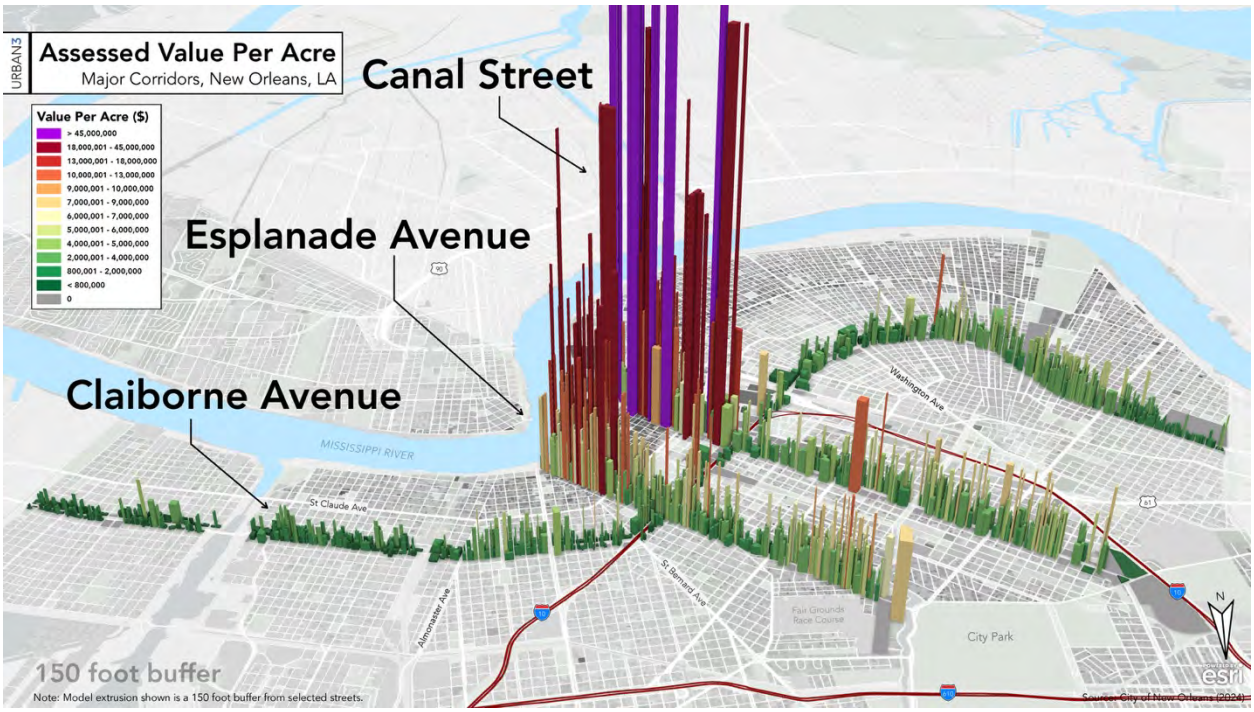

URBAN3
Average Land Value Per Acre: Neighborhood Comparison
New Orleans, LA
$0.1M
$0.2M
$0.3M
$0.6M
$0.6M
$0.7M
$0.8M
$1.2M
$2.8M
$3.3M
St. Roch
Seventh Ward
Fair Grounds
Mid-City
Treme
Tulane
Bayou St. John
Marigny
French Quarter
Central Business District
Source: City of New Orleans (2024)

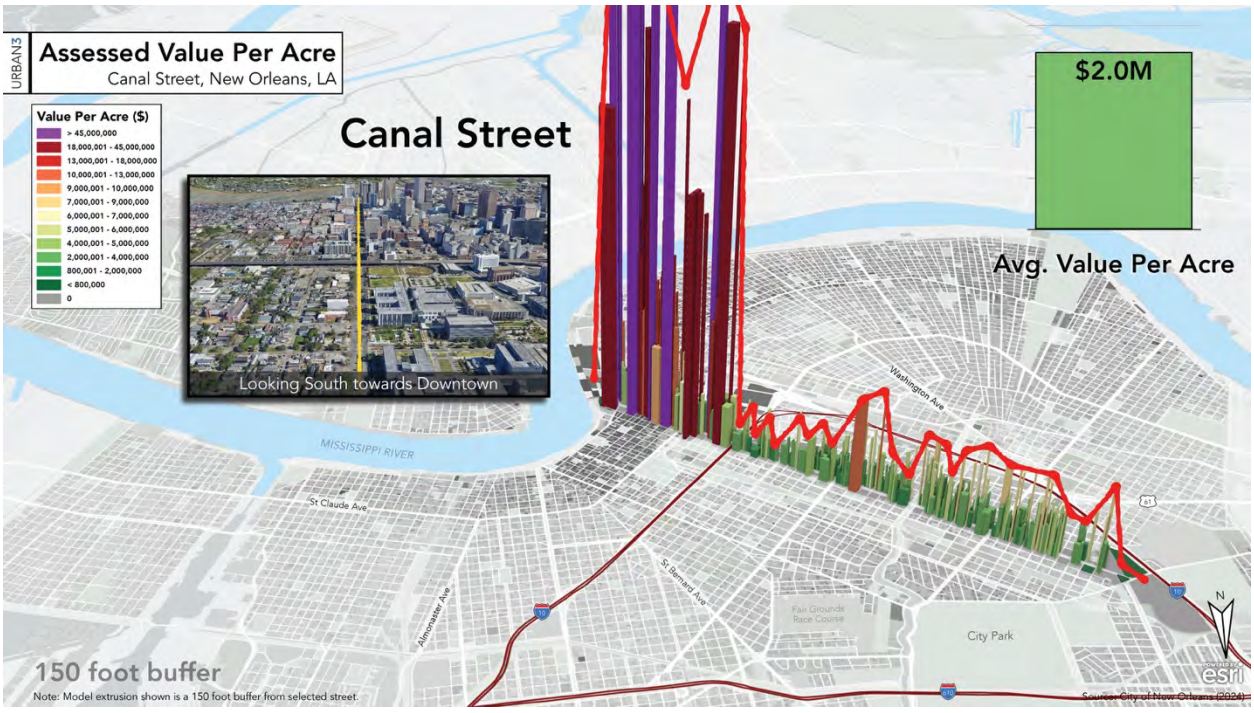

URBAN3
Average Land Value Per Acre: Neighborhood Comparison
New Orleans, LA
$0.1M
$0.2M
$0.3M
$0.6M
$0.6M
$0.7M
$0.8M
$1.2M
$2.8M
$3.3M
St. Roch
Seventh Ward
Fair Grounds
Mid-City
Treme
Tulane
Bayou St. John
Marigny
French Quarter
Central Business District
Source: City of New Orleans (2024)

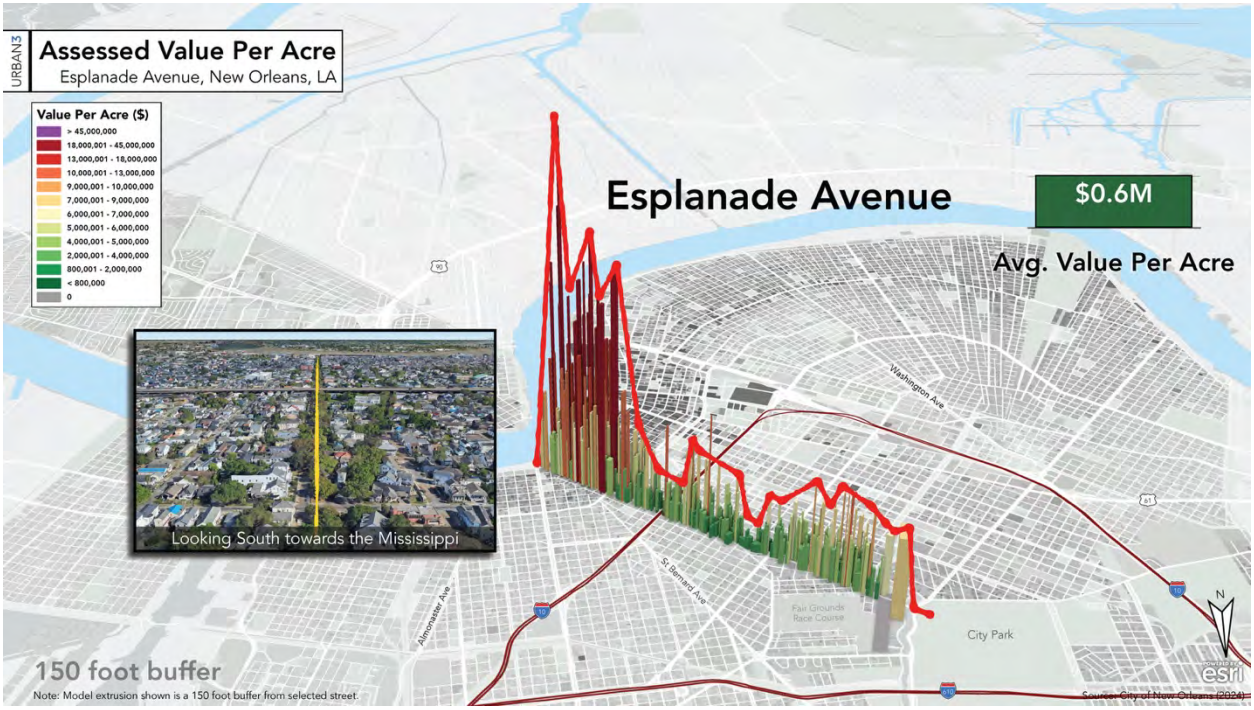
Corridor Analysis

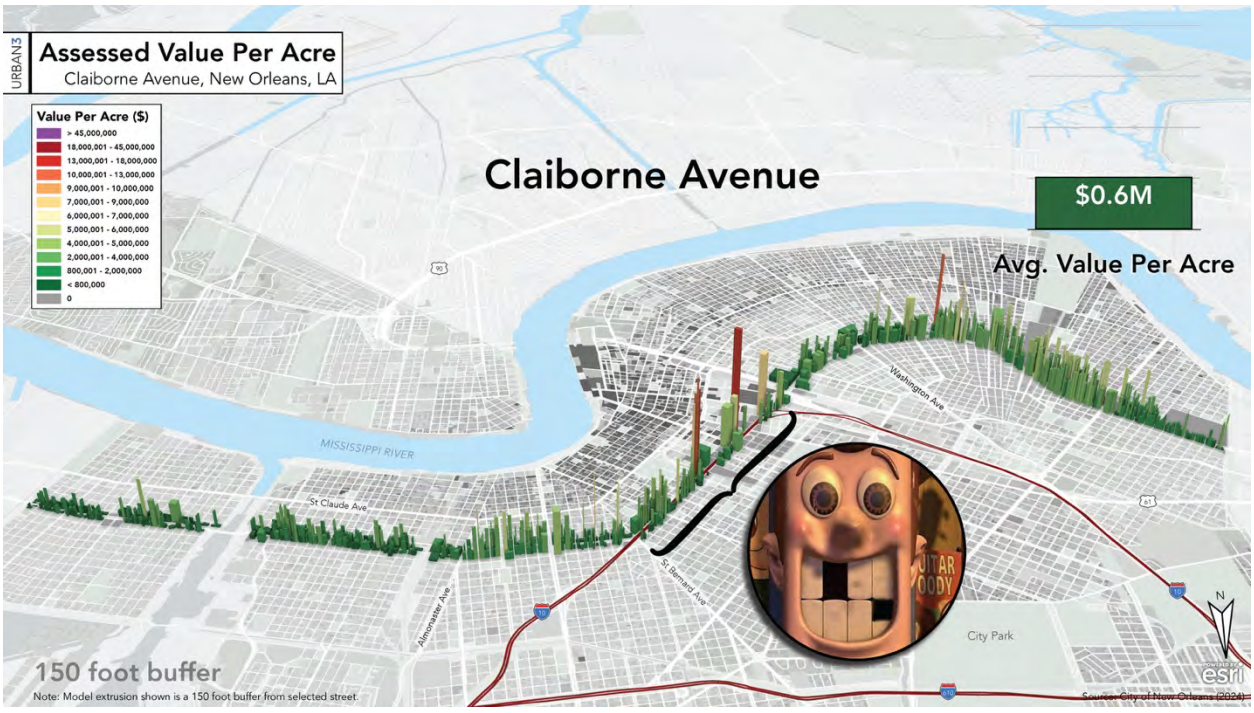
Comparing Values of Canal Street, Esplanade Avenue, and Claiborne Avenue

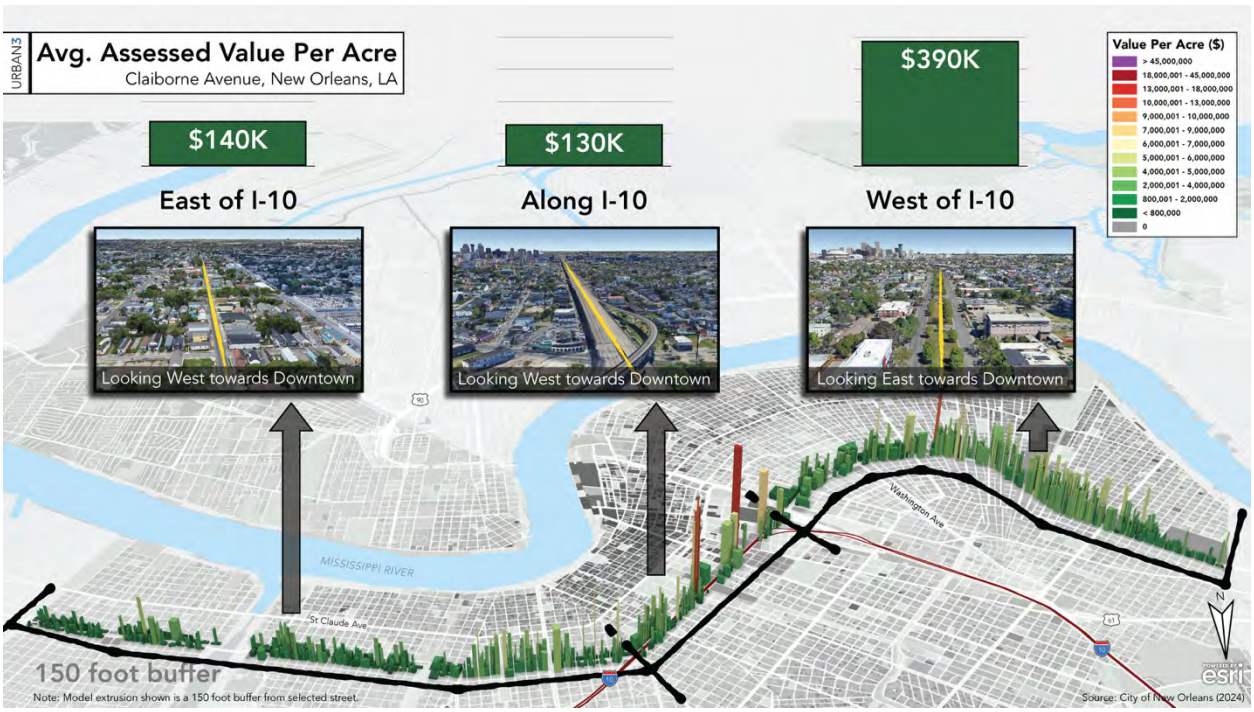
URBAN3

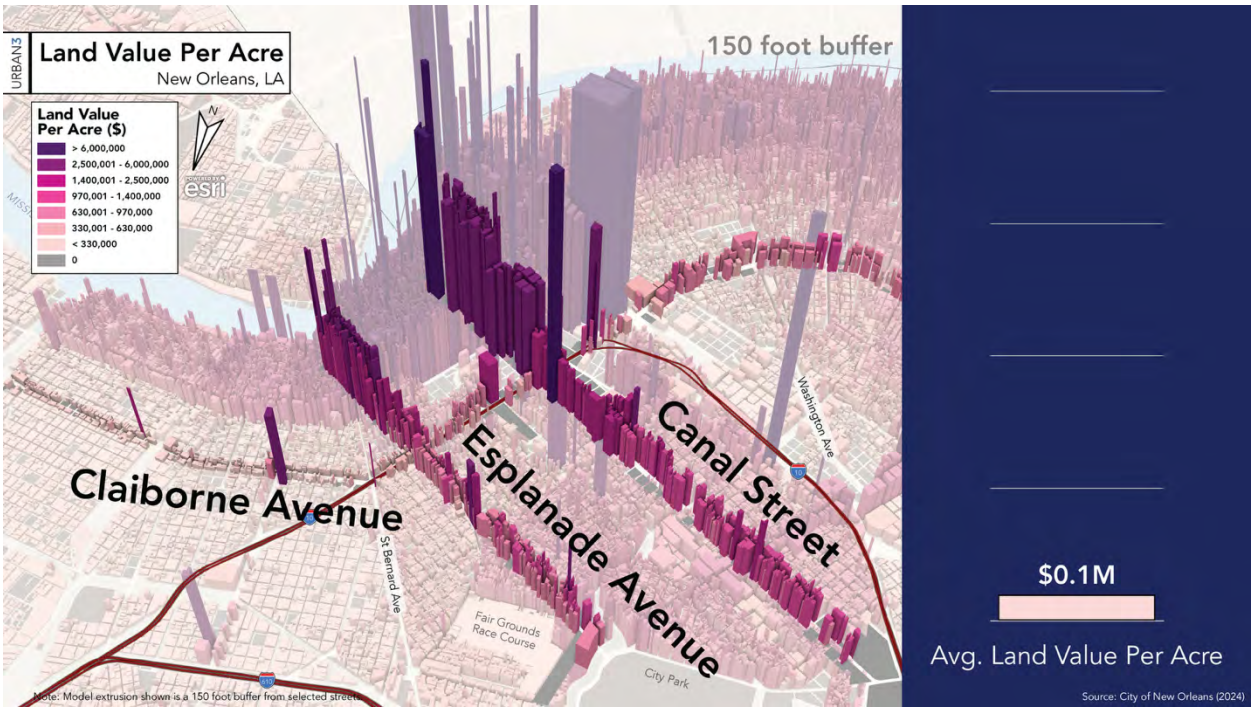


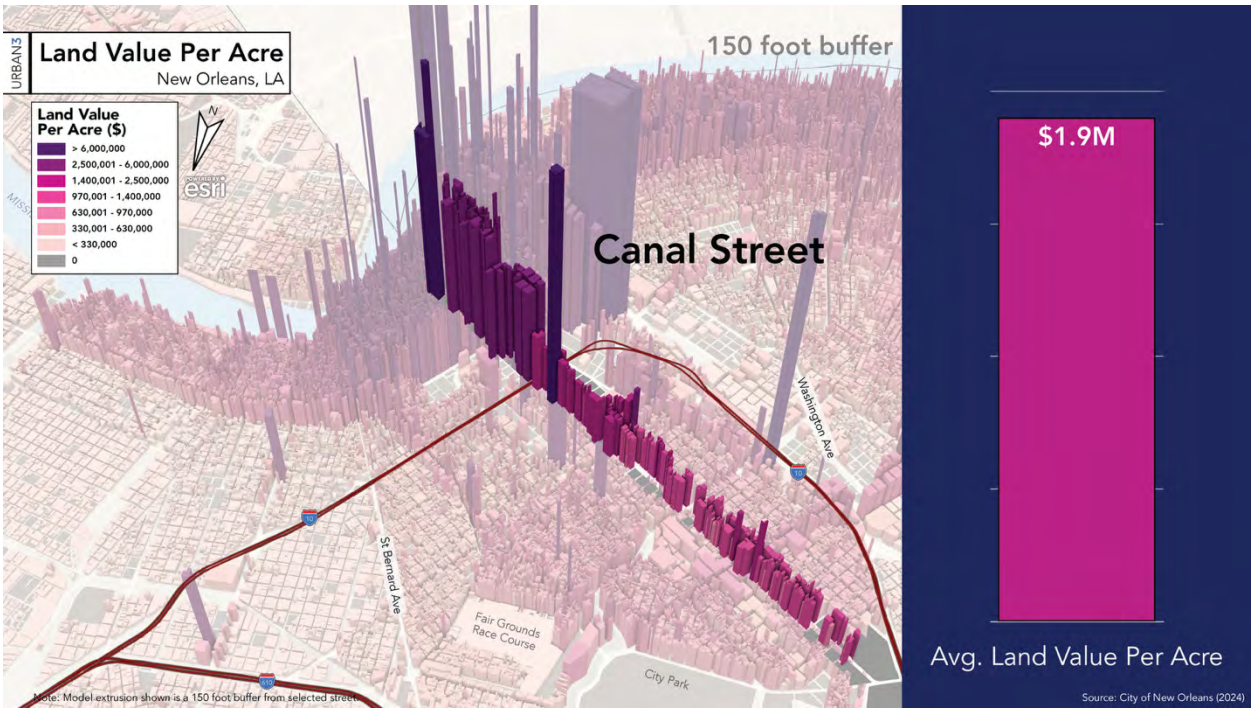

URBAN3
Assessed Value Per Acre
Canal Street, New Orleans, LA
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Canal Street
$2.0M
Avg. Value Per Acre
Looking South towards Downtown
MISSISSIPPI RIVER
St Claude Ave
Washington Ave
St Bernard Ave
Almonaster Ave
Fair Grounds Race Course
City Park
N
esri
150 foot buffer
Note: Model extrusion shown is a 150 foot buffer from selected street.
Source: City of New Orleans (2024)

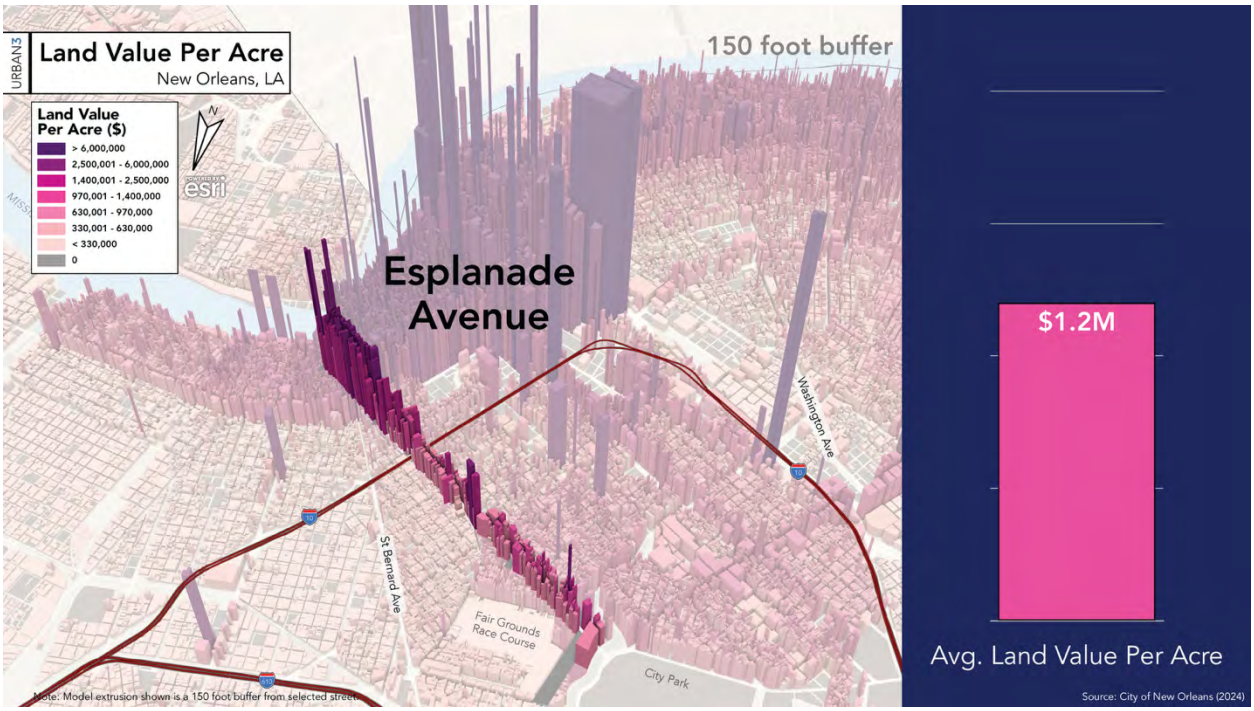

URBAN3
Assessed Value Per Acre
Esplanade Avenue, New Orleans, LA
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Esplanade Avenue
$0.6M
Avg. Value Per Acre
Looking South towards the Mississippi
Washington Ave
St Bernard Ave
Almonaster Ave
Fair Grounds Race Course
City Park
N
esri
150 foot buffer
Note: Model extrusion shown is a 150 foot buffer from selected street.
Source: City of New Orleans (2024)

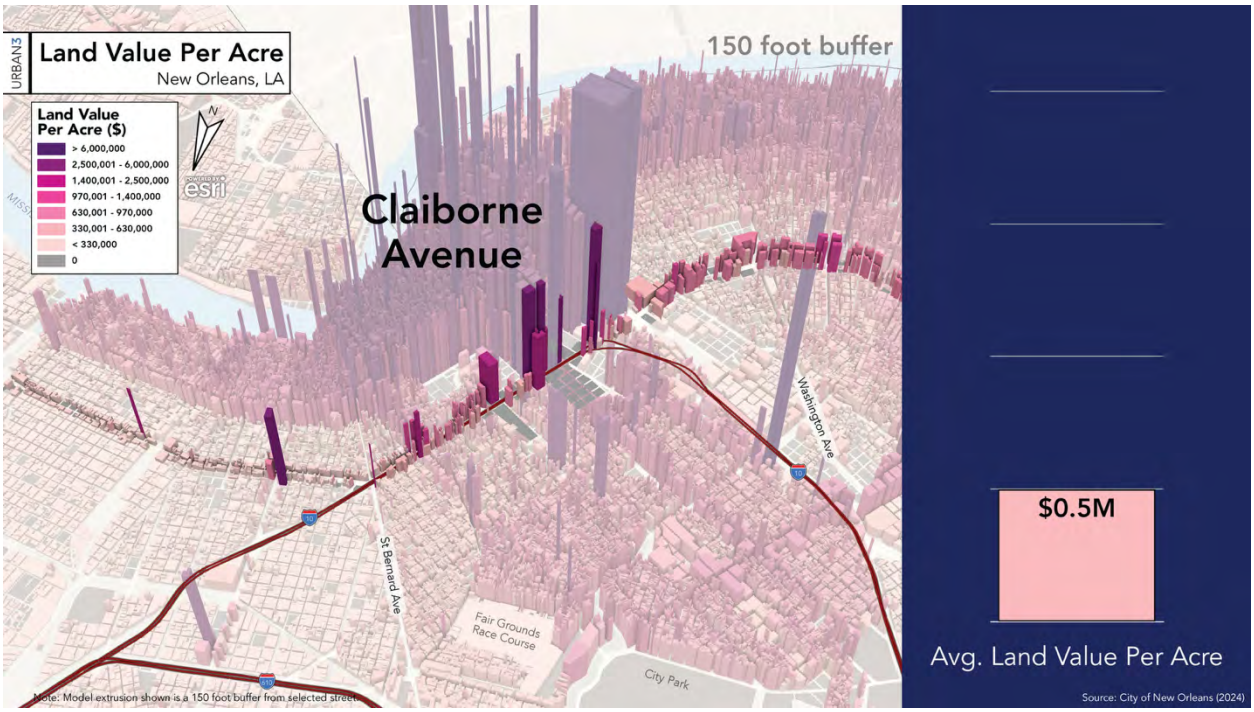

URBAN3
Assessed Value Per Acre
Claiborne Avenue, New Orleans, LA
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Claiborne Avenue
$0.6M
Avg. Value Per Acre
MISSISSIPPI RIVER
St Claude Ave
Washington Ave
St Bernard Ave
Almonaster Ave
City Park
I-10
90
61
N
150 foot buffer
Note: Model extrusion shown is a 150 foot buffer from selected street.
Source: City of New Orleans (2024)

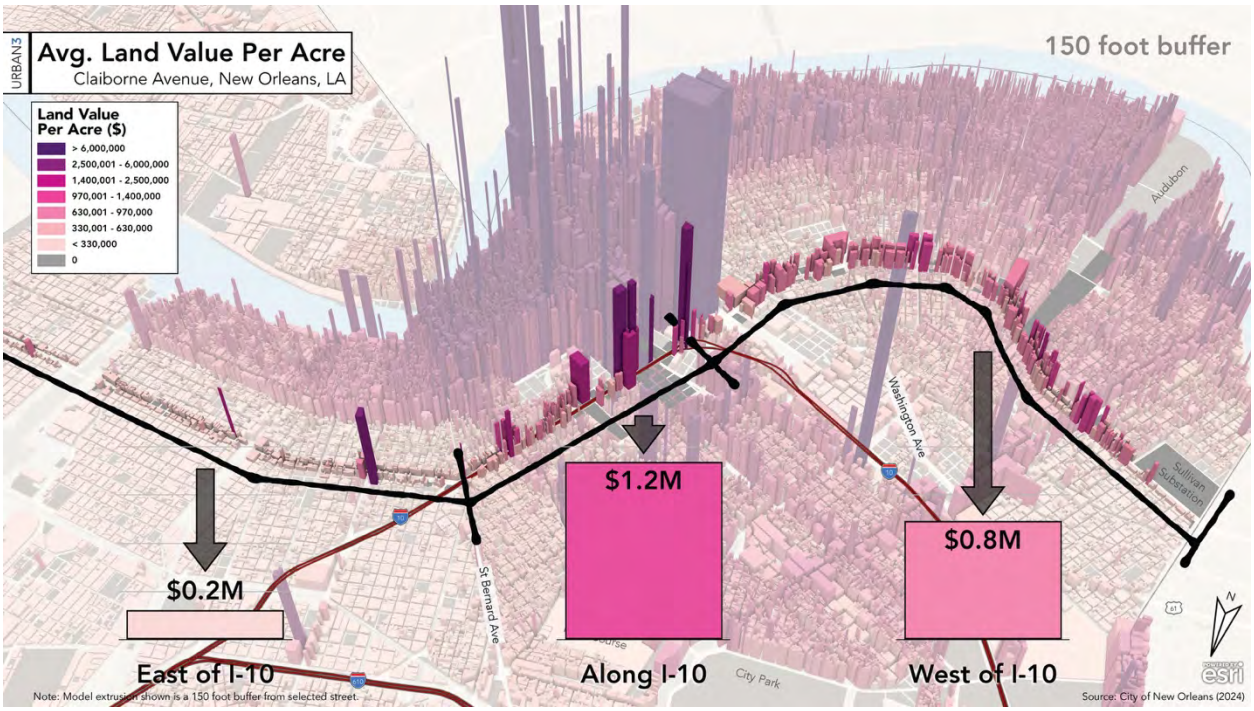

URBAN3
Avg. Assessed Value Per Acre
Claiborne Avenue, New Orleans, LA
$140K
East of I-10
$130K
Along I-10
$390K
West of I-10
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Looking West towards Downtown
Looking West towards Downtown
Looking East towards Downtown
MISSISSIPPI RIVER
St Claude Ave
Washington Ave
I-10
90
61
N
150 foot buffer
Note: Model extrusion shown is a 150 foot buffer from selected street.
Source: City of New Orleans (2024)


URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
N
esri
150 foot buffer
Claiborne Avenue
Esplanade Avenue
Canal Street
Washington Ave
St Bernard Ave
Fair Grounds Race Course
City Park
Note: Model extrusion shown is a 150 foot buffer from selected street.
$0.1M
Avg. Land Value Per Acre
Source: City of New Orleans (2024)


URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
N
esri
150 foot buffer
Canal Street
Washington Ave
St Bernard Ave
Fair Grounds Race Course
City Park
Note: Model extrusion shown is a 150 foot buffer from selected street.
$1.9M
Avg. Land Value Per Acre
Source: City of New Orleans (2024)


URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
N
esri
150 foot buffer
Esplanade Avenue
Washington Ave
St Bernard Ave
Fair Grounds Race Course
City Park
Note: Model extrusion shown is a 150 foot buffer from selected street
$1.2M
Avg. Land Value Per Acre
Source: City of New Orleans (2024)

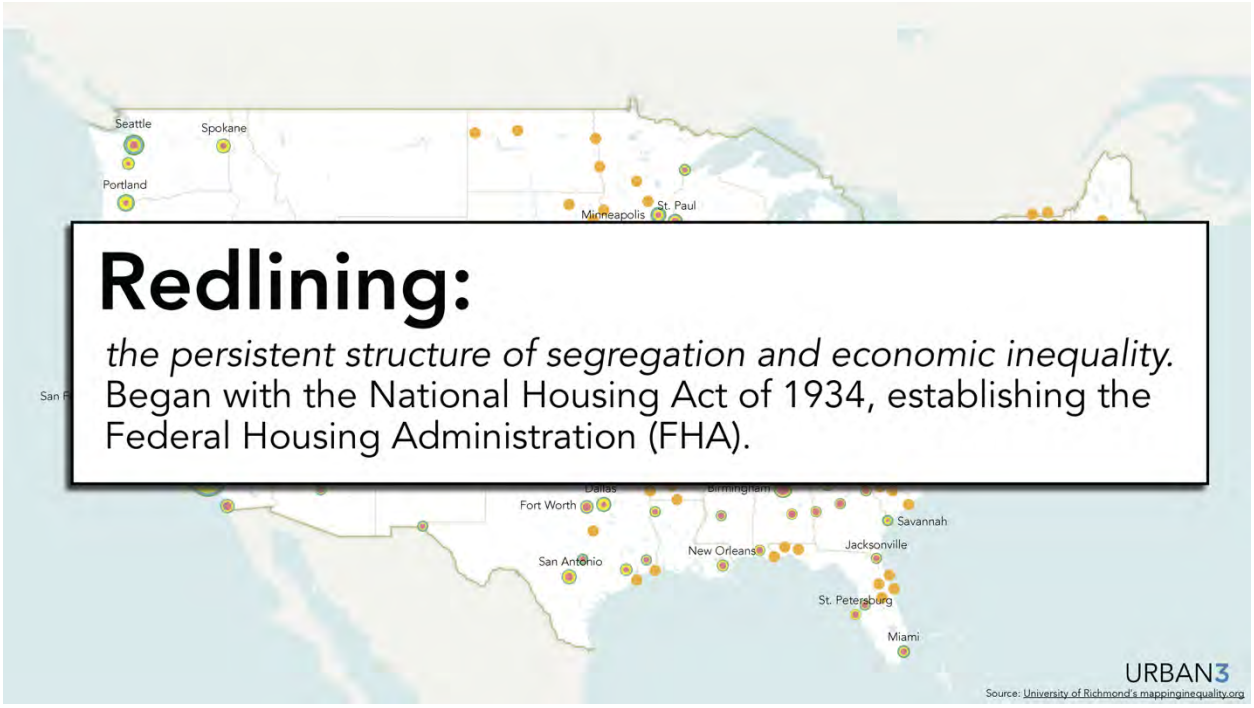

URBAN3
Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
N
esri
150 foot buffer
Claiborne Avenue
Washington Ave
St Bernard Ave
Fair Grounds Race Course
City Park
Note: Model extrusion shown is a 150 foot buffer from selected street
$0.5M
Avg. Land Value Per Acre
Source: City of New Orleans (2024)



Redlining Analysis

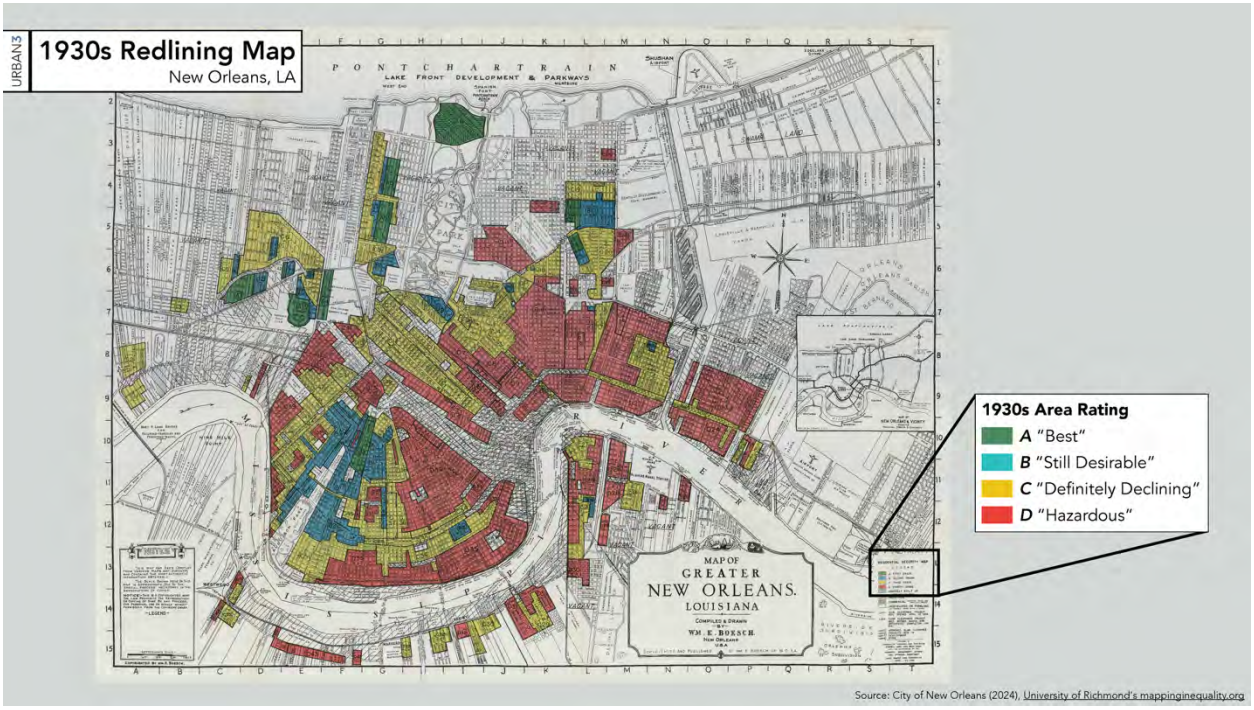
Mapping Historical Inequality

URBAN3



Redlining:

the persistent structure of segregation and economic inequality.
Began with the National Housing Act of 1934, establishing the Federal Housing Administration (FHA).



URBAN3

1930s Redlining Map

New Orleans, LA

1930s Area Rating

- ***A*** "Best"
- ***B*** "Still Desirable"
- ***C*** "Definitely Declining"
- ***D*** "Hazardous"

Area A4

Description and Characteristics of Area

Included here is a tract of land south of Metairie Rd., reached by private lane, which is improved with about six fine homes ranging from $10,000 to $50,000 - all built for home owners, hence no sales of this type. Because of the small number of structures they are not included in the "type" subdivision under 2 above and that detailed data is limited to the portion north of Metairie Road.

Area north of Metairie Rd., includes Dairy Drive, developed about 10 years ago, Bellaire Drive developed about 2 years ago, and Maryland Court now being developed. Restricted to single family homes of $5000 minimum construction. Streets and sidewalks are paved. Transportation by bus along Metairie Rd. is adequate. Has all utilities. Schools, churches and community business center not far distant.

Population

e. Shifting or Infiltration: None
c. Foreign-born families: None %
d. Negro: None %
b. Class and Occupation: Executives, business and professional men, some clerical

Source: City of New Orleans (2024), University of Richmond's mappinginequality.org

URBAN3

1930s Redlining Map

New Orleans, LA

1930s Area Rating

- ***A*** "Best"
- ***B*** "Still Desirable"
- ***C*** "Definitely Declining"
- ***D*** "Hazardous"

Area D9

Description and Characteristics of Area

This is another area of predominating double cottages presenting a very dilapidated appearance. White population in area lives on Gov. Nicholls and Ursuline Sts. and those are the best streets in the area. On these 2 streets in the first block southeast of Claiborne are located a few nice large single houses occupied by white people of apparently very much higher income than the predominating in the area and those two blocks by themselves rate higher than the remainder of the area. However, surroundings are of such nature as to bring them down.

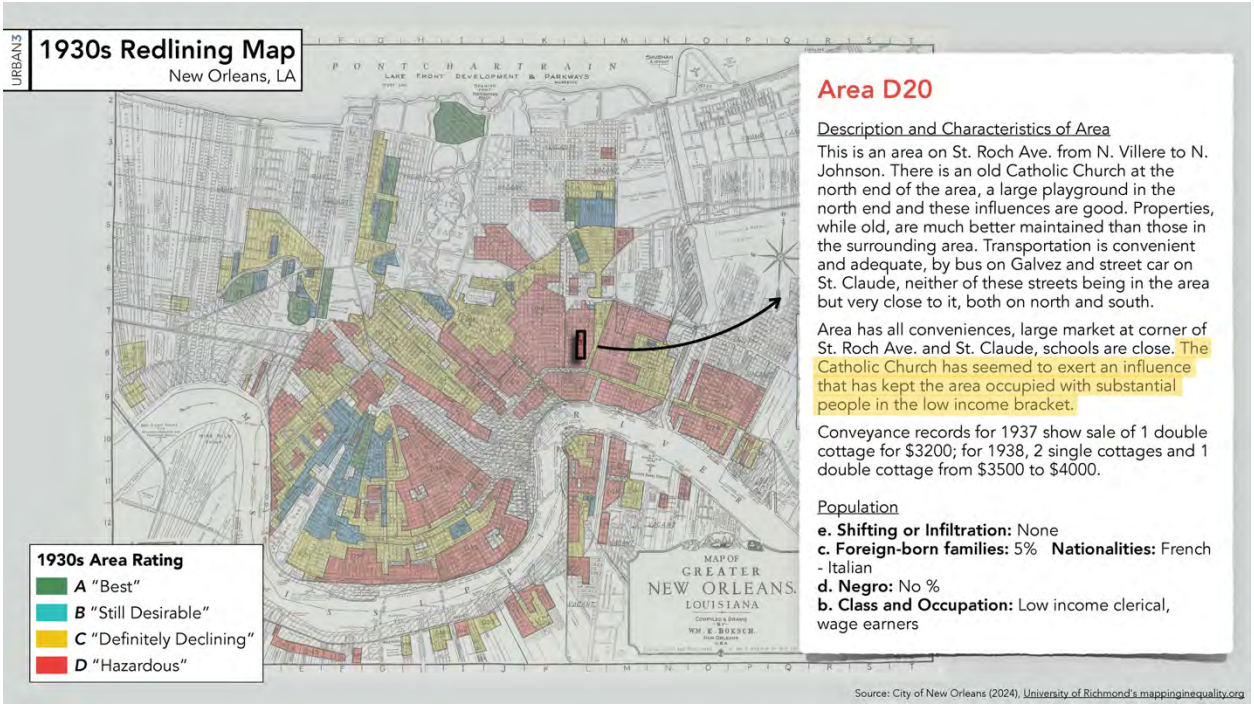
Negro school is located in area, churches are very convenient and stores also scattered throughout area.

Transportation is by bus on N. Claiborne and Esplanade and by street cars on N. Rampart. It is also close to principal business center.

Population

e. Shifting or Infiltration: None
c. Foreign-born families: 0%
d. Negro: 85%
b. Class and Occupation: Low class laborers, mechanics, some few better type.

Source: City of New Orleans (2024), University of Richmond's mappinginequality.org



Area D20

Description and Characteristics of Area

This is an area on St. Roch Ave. from N. Villere to N. Johnson. There is an old Catholic Church at the north end of the area, a large playground in the north end and these influences are good. Properties, while old, are much better maintained than those in the surrounding area. Transportation is convenient and adequate, by bus on Galvez and street car on St. Claude, neither of these streets being in the area but very close to it, both on north and south.

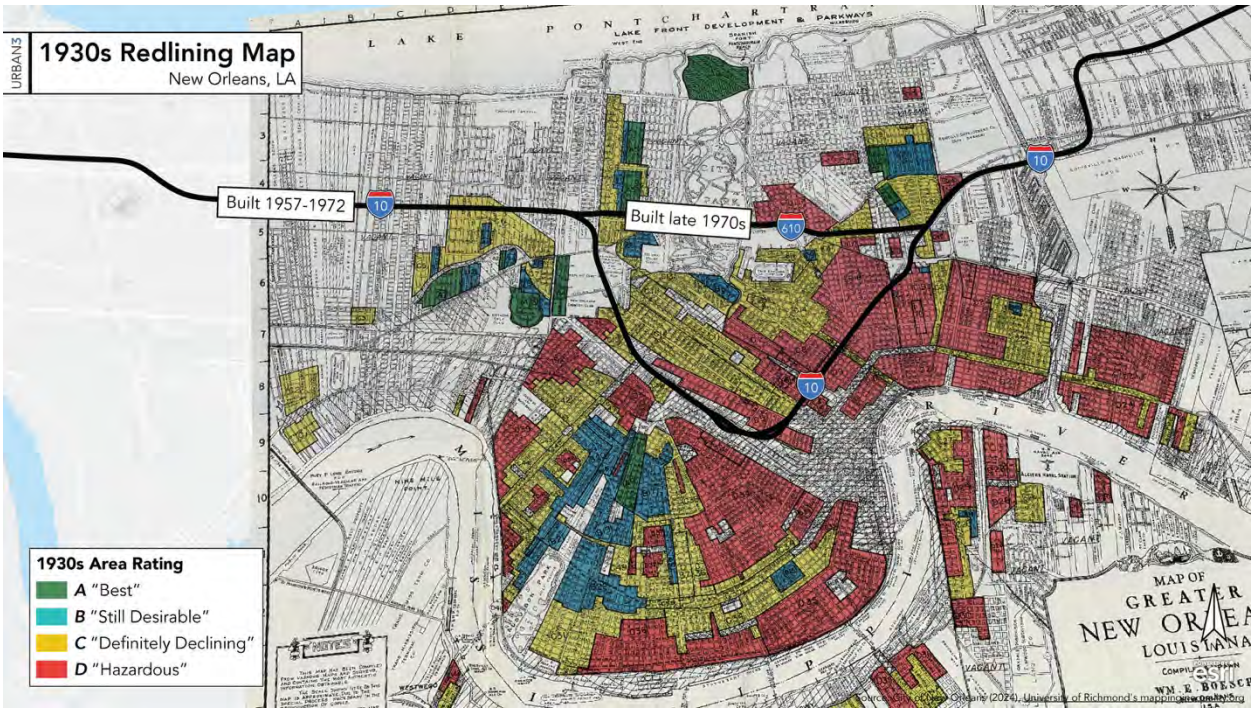
Area has all conveniences, large market at corner of St. Roch Ave. and St. Claude, schools are close. The Catholic Church has seemed to exert an influence that has kept the area occupied with substantial people in the low income bracket.

Conveyance records for 1937 show sale of 1 double cottage for $3200; for 1938, 2 single cottages and 1 double cottage from $3500 to $4000.

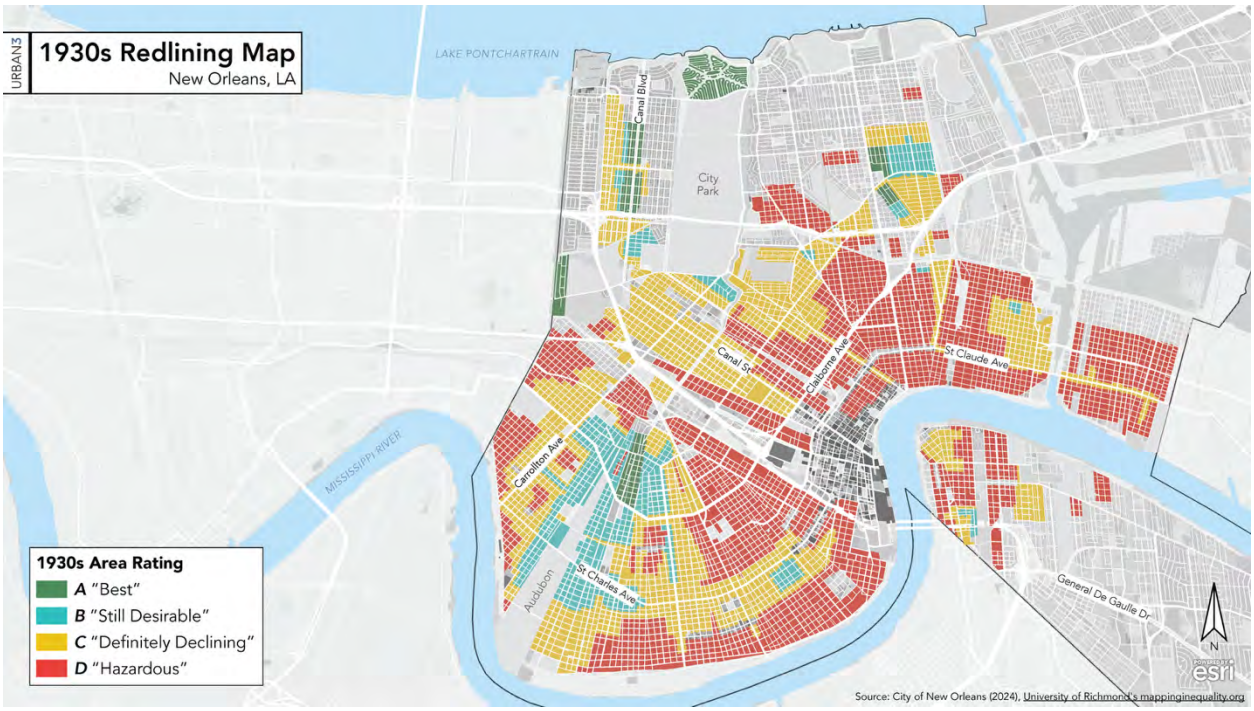
Population

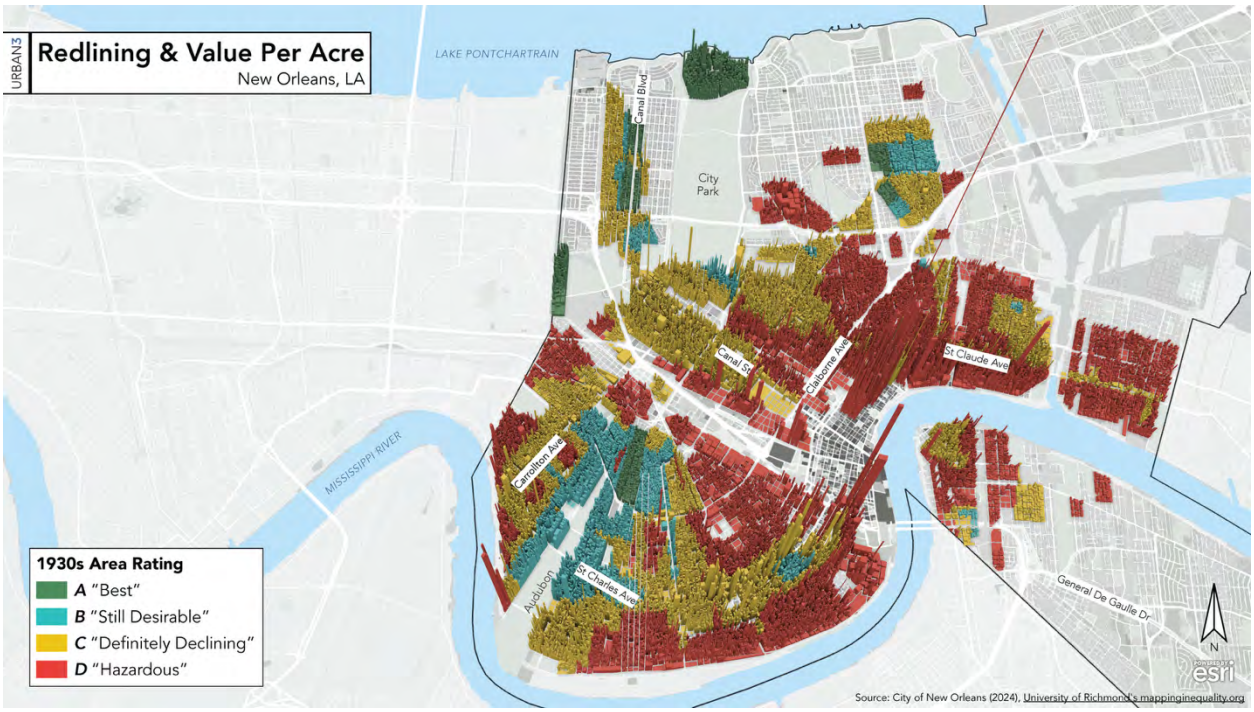
e. Shifting or Infiltration: None
c. Foreign-born families: 5% **Nationalities:** French - Italian
d. Negro: No %
b. Class and Occupation: Low income clerical, wage earners

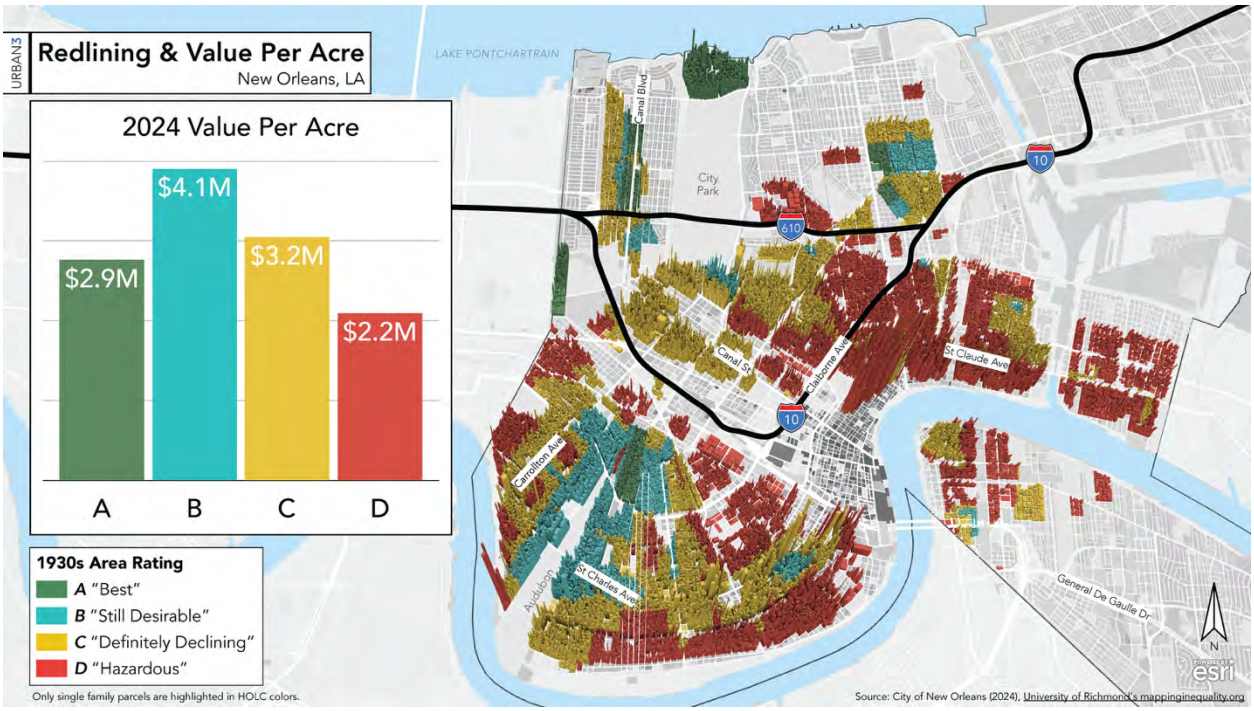
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org

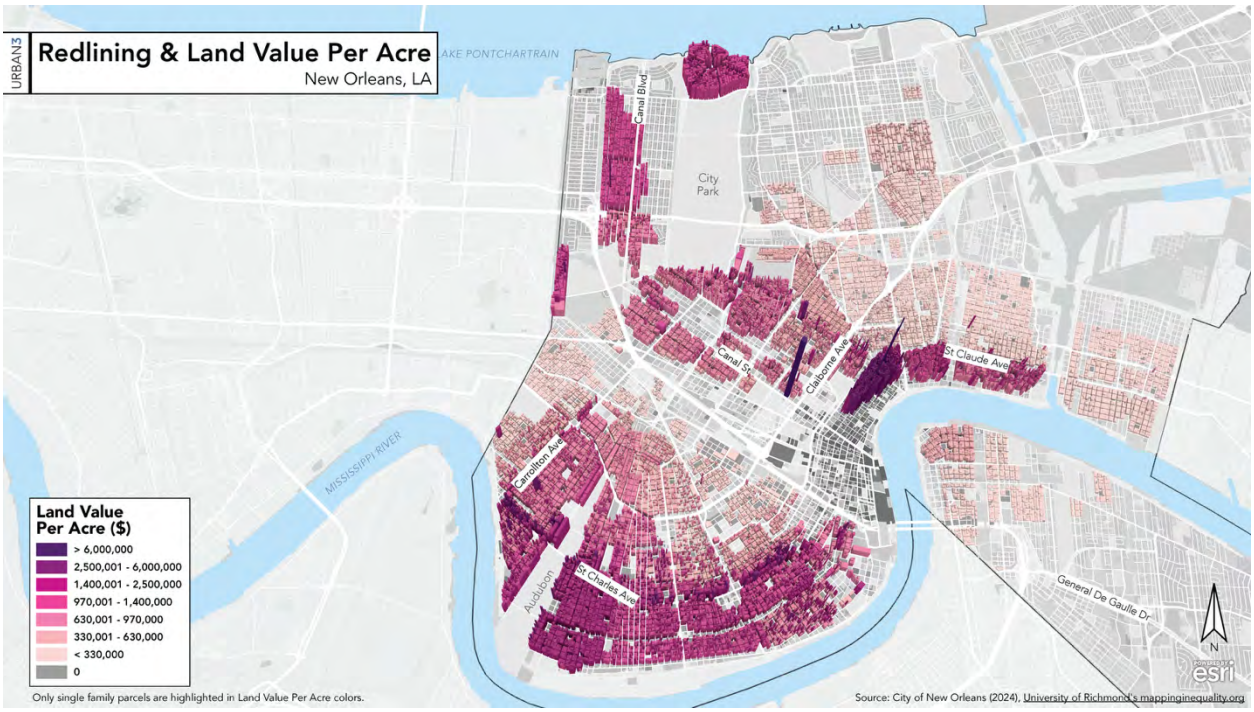


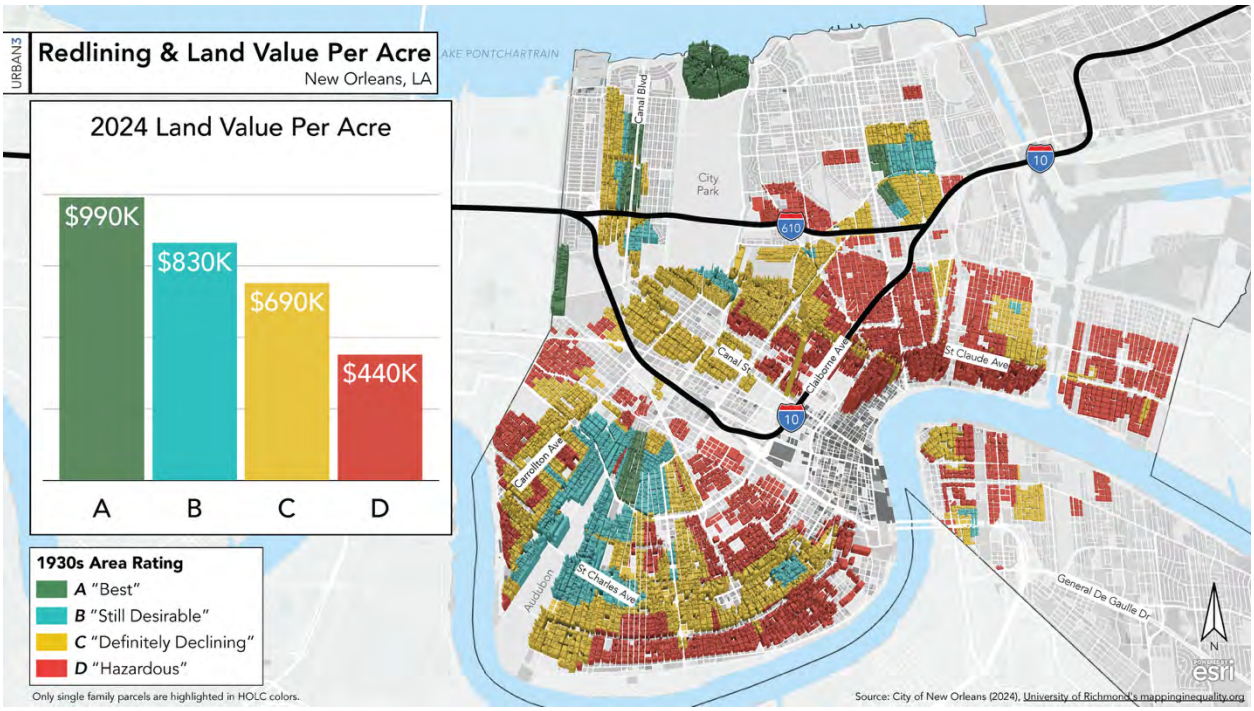
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org

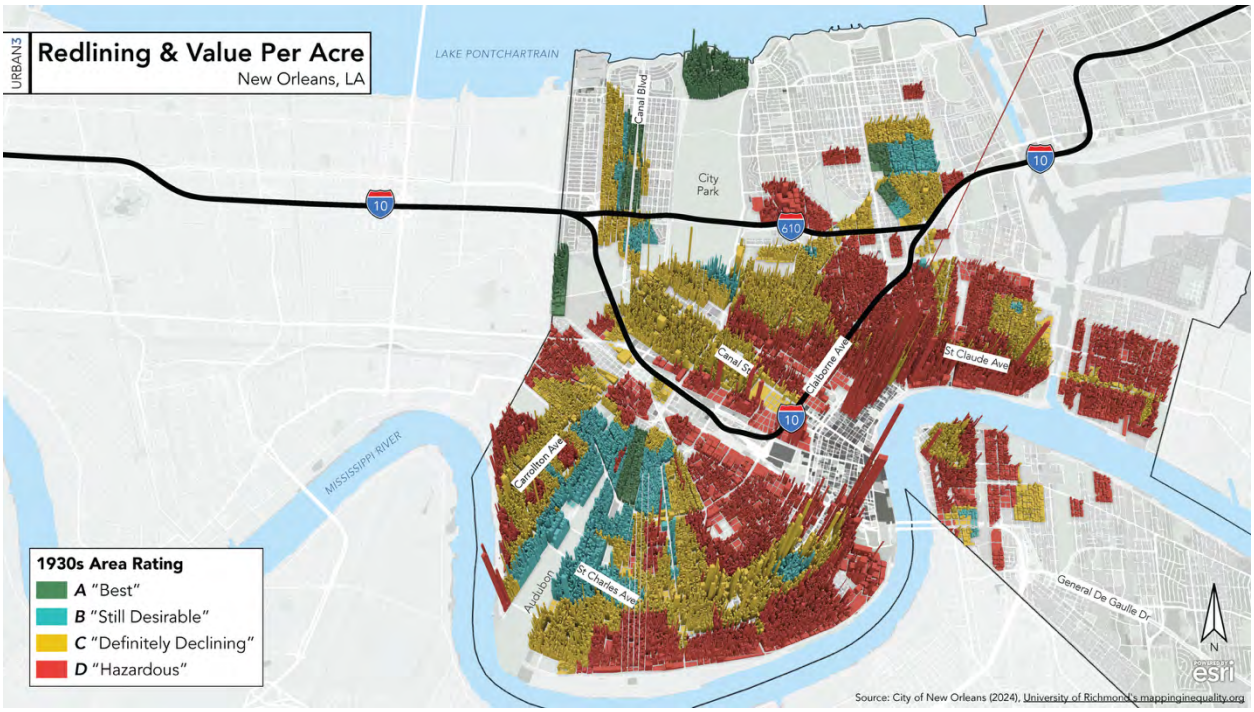

URBAN3
1930s Redlining Map
New Orleans, LA
LAKE PONTCHARTRAIN
Canal Blvd
City Park
Canal St
Claiborne Ave
St Claude Ave
Carrollton Ave
MISSISSIPPI RIVER
Audubon
St Charles Ave
General De Gaulle Dr
N
1930s Area Rating
A "Best"
B "Still Desirable"
C "Definitely Declining"
D "Hazardous"
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org

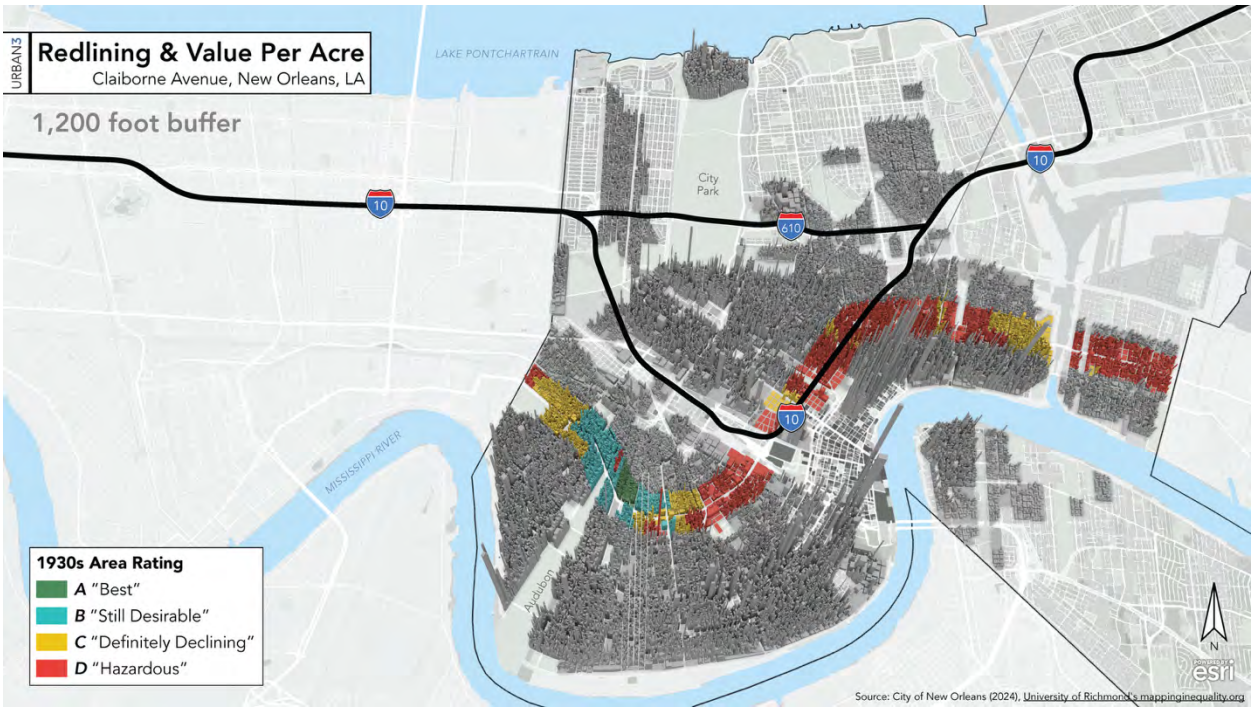

URBAN3
Redlining & Value Per Acre
New Orleans, LA
LAKE PONTCHARTRAIN
Canal Blvd
City Park
Canal St
Claiborne Ave
St Claude Ave
Carrollton Ave
MISSISSIPPI RIVER
Audubon
St Charles Ave
General De Gaulle Dr
N
1930s Area Rating
A "Best"
B "Still Desirable"
C "Definitely Declining"
D "Hazardous"
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org

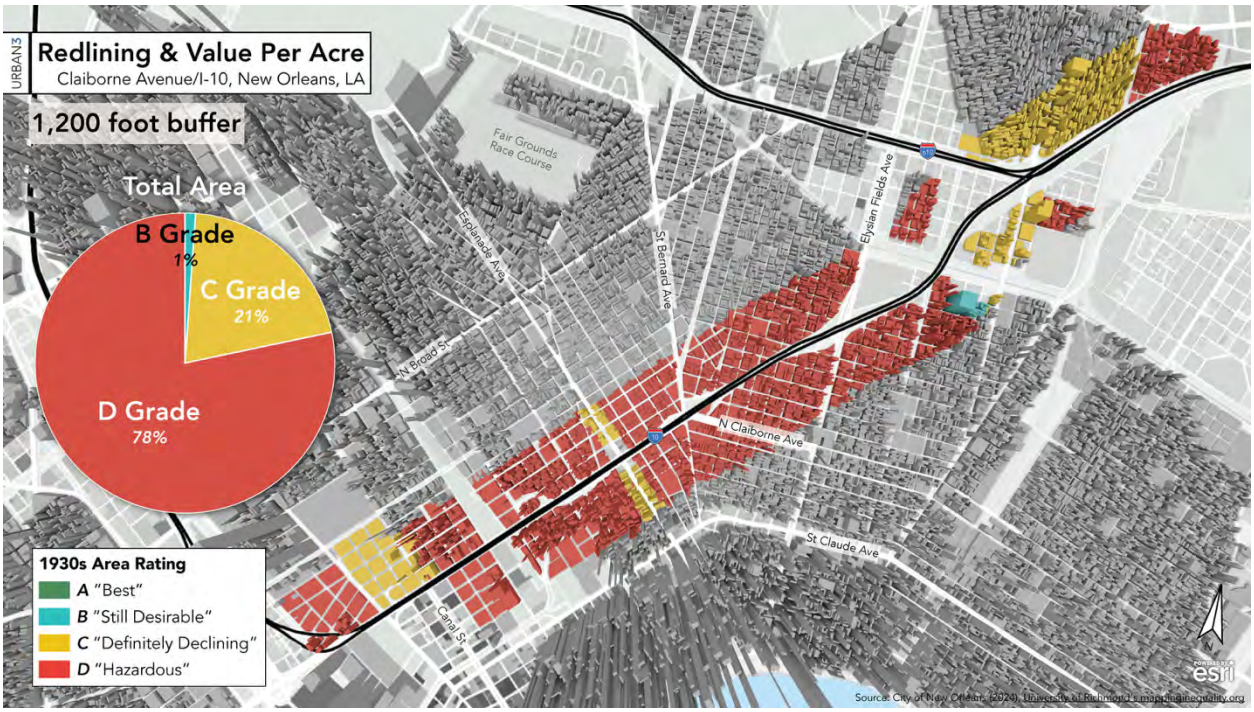

URBAN3
Redlining & Value Per Acre
New Orleans, LA
2024 Value Per Acre
$2.9M
$4.1M
$3.2M
$2.2M
A
B
C
D
1930s Area Rating
A "Best"
B "Still Desirable"
C "Definitely Declining"
D "Hazardous"
Only single family parcels are highlighted in HOLC colors.
LAKE PONTCHARTRAIN
Canal Blvd
City Park
610
10
Canal St
Claiborne Ave
St Claude Ave
Carrollton Ave
Audubon
St Charles Ave
General De Gaulle Dr
N
esri
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org

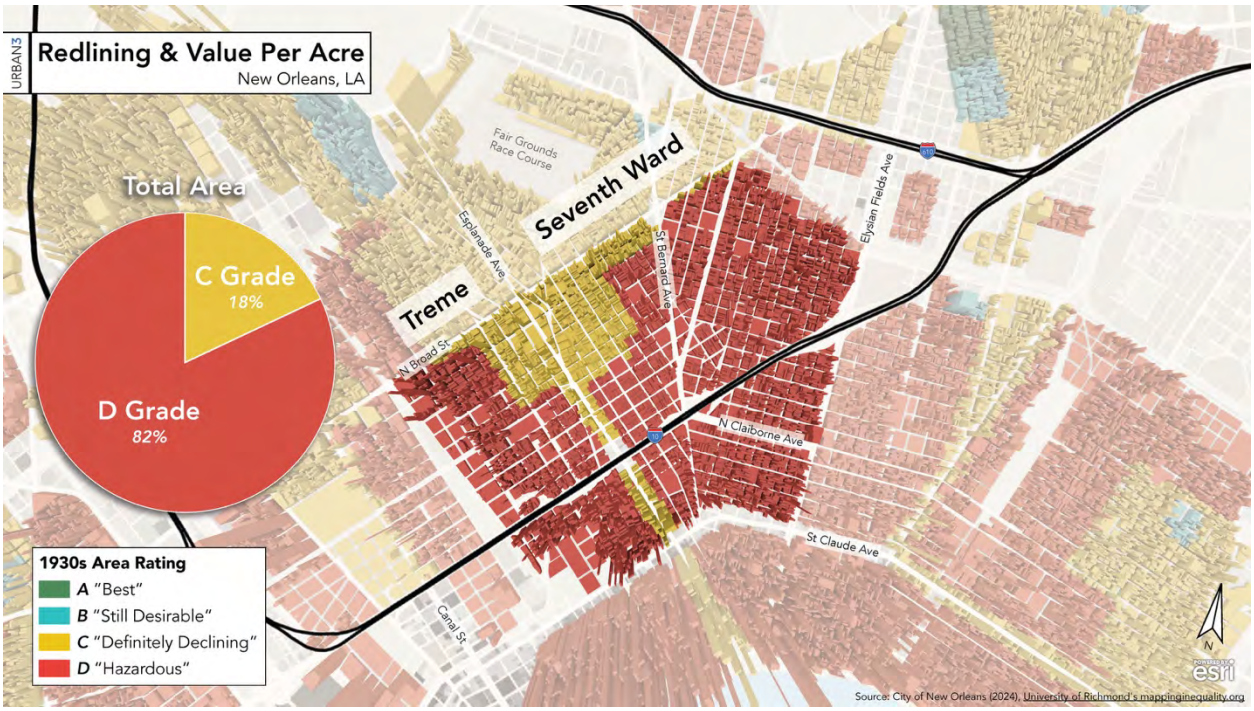

URBAN3
Redlining & Land Value Per Acre
New Orleans, LA
Land Value Per Acre ($)
> 6,000,000
2,500,001 - 6,000,000
1,400,001 - 2,500,000
970,001 - 1,400,000
630,001 - 970,000
330,001 - 630,000
< 330,000
0
Only single family parcels are highlighted in Land Value Per Acre colors.
LAKE PONTCHARTRAIN
MISSISSIPPI RIVER
Canal Blvd
City Park
Canal St
Claiborne Ave
St Claude Ave
Carrollton Ave
Audubon
St Charles Ave
General De Gaulle Dr
N
esri
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org


URBAN3
Redlining & Land Value Per Acre
New Orleans, LA
2024 Land Value Per Acre
$990K
$830K
$690K
$440K
A
B
C
D
1930s Area Rating
A "Best"
B "Still Desirable"
C "Definitely Declining"
D "Hazardous"
Only single family parcels are highlighted in HOLC colors.
LAKE PONTCHARTRAIN
Canal Blvd
City Park
610
10
Canal St
Claiborne Ave
St Claude Ave
Carrollton Ave
Audubon
St Charles Ave
General De Gaulle Dr
N
esri
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org


URBAN3
Redlining & Value Per Acre
New Orleans, LA
LAKE PONTCHARTRAIN
MISSISSIPPI RIVER
Canal Blvd
City Park
10
610
Canal St
Claiborne Ave
St Claude Ave
Carrollton Ave
Audubon
St Charles Ave
General De Gaulle Dr
1930s Area Rating
A "Best"
B "Still Desirable"
C "Definitely Declining"
D "Hazardous"
N
esri
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org


URBAN3
Redlining & Value Per Acre
Claiborne Avenue, New Orleans, LA
1,200 foot buffer
LAKE PONTCHARTRAIN
City Park
MISSISSIPPI RIVER
Audubon
10
610
1930s Area Rating
A "Best"
B "Still Desirable"
C "Definitely Declining"
D "Hazardous"
N
esri
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org

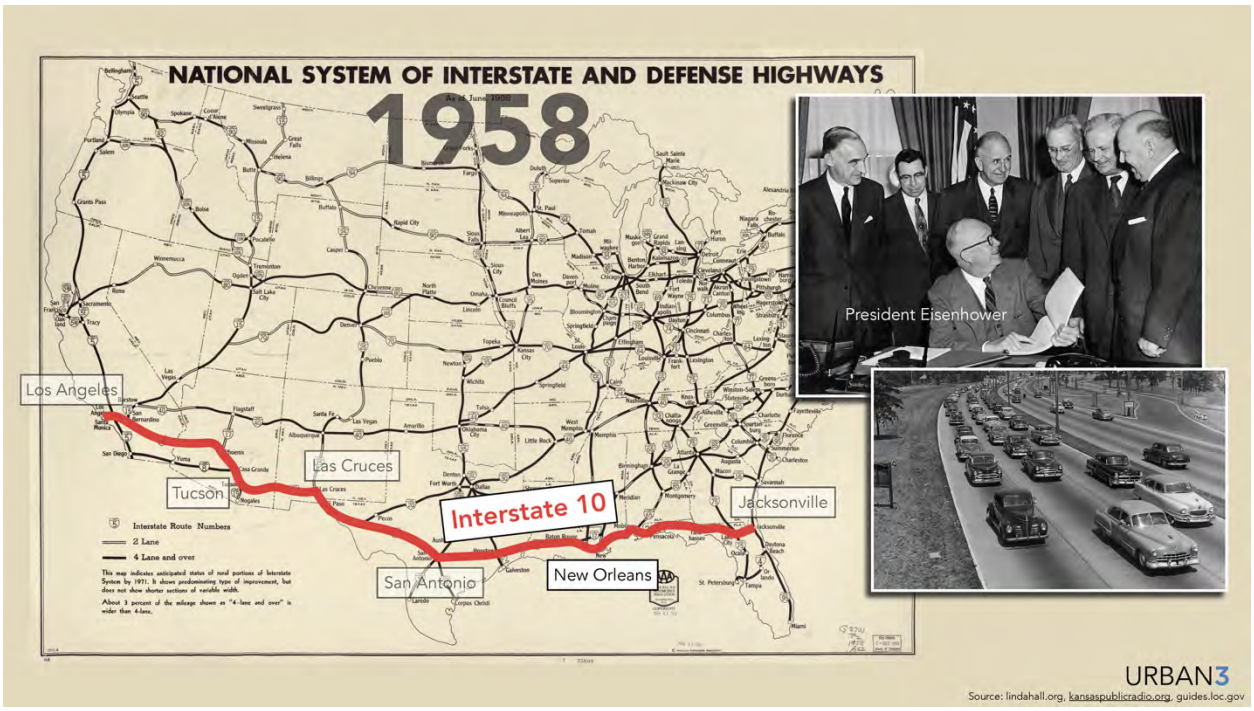

URBAN3
Redlining & Value Per Acre
Claiborne Avenue/I-10, New Orleans, LA
1,200 foot buffer
Total Area
B Grade
1%
C Grade
21%
D Grade
78%
Fair Grounds Race Course
Esplanade Ave
N Broad St
St Bernard Ave
Elysian Fields Ave
N Claiborne Ave
St Claude Ave
Canal St
1930s Area Rating
A "Best"
B "Still Desirable"
C "Definitely Declining"
D "Hazardous"
N
esri
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org

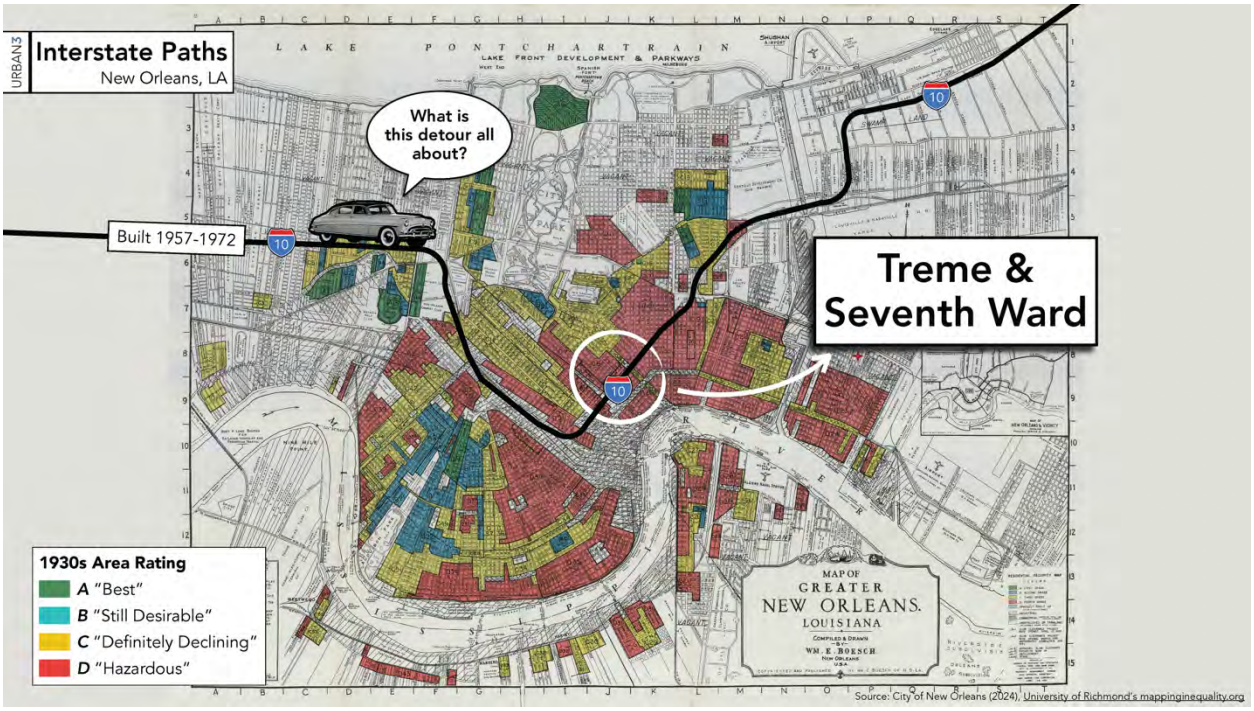


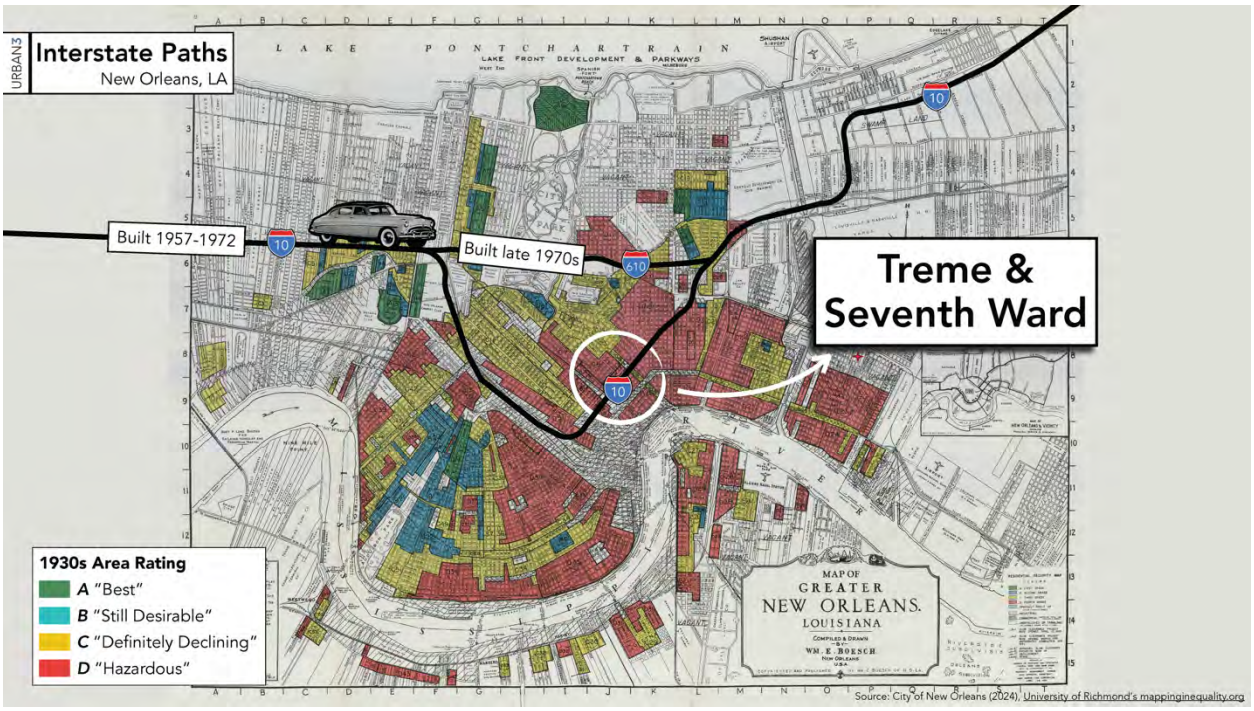
Interstate Highways

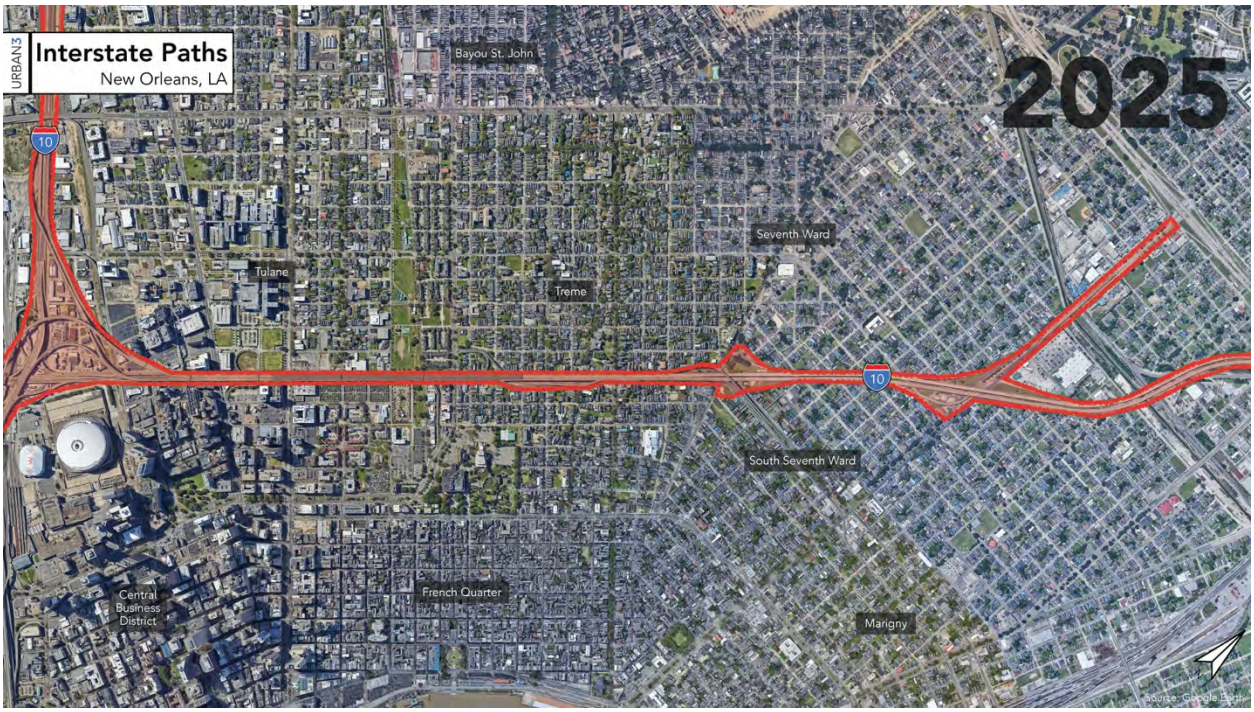
History of Interstate Construction in New Orleans

URBAN3

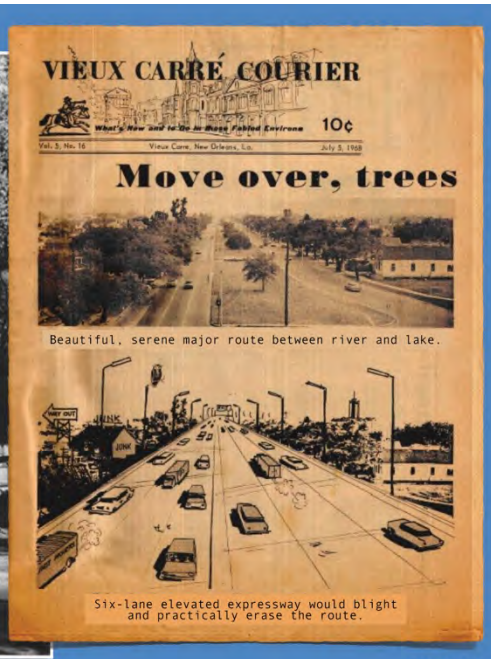

NATIONAL SYSTEM OF INTERSTATE AND DEFENSE HIGHWAYS
1958
As of June 1958
Los Angeles
Tucson
Las Cruces
Interstate 10
San Antonio
New Orleans
Jacksonville
Interstate Route Numbers
2 Lane
4 Lane and over
This map indicates anticipated status of rural portions of Interstate System by 1971. It shows predominating type of improvement, but does not show shorter sections of variable width.
About 3 percent of the mileage shown as "4-lane and over" is wider than 4-lane.
President Eisenhower
URBAN3
Source: lindahall.org, kansaspublicradio.org, guides.loc.gov


URBAN3
Interstate Paths
New Orleans, LA
What is this detour all about?
Built 1957-1972
Treme & Seventh Ward
1930s Area Rating
A "Best"
B "Still Desirable"
C "Definitely Declining"
D "Hazardous"
LAKE PONTCHARTRAIN
LAKE FRONT DEVELOPMENT & PARKWAYS
MAP OF GREATER NEW ORLEANS. LOUISIANA
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org


URBAN3
Interstate Paths
New Orleans, LA
Built 1957-1972
Built late 1970s
Treme &
Seventh Ward
1930s Area Rating
A "Best"
B "Still Desirable"
C "Definitely Declining"
D "Hazardous"
LAKE PONTCHARTRAIN
LAKE FRONT DEVELOPMENT & PARKWAYS
MAP OF
GREATER
NEW ORLEANS.
LOUISIANA
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org


URBAN3
Interstate Paths
New Orleans, LA
2025
Bayou St. John
Seventh Ward
Tulane
Treme
South Seventh Ward
Central
Business
District
French Quarter
Marigny
Source: Google Earth

N Claiborne Ave
Before Interstate Construction



VIEUX CARRÉ COURIER

What's New and to Be in Many Fabled Environs

10¢

Vol. 3, No. 16 — Vieux Carre, New Orleans, La. — July 5, 1968

Move over, trees

Beautiful, serene major route between river and lake.

Six-lane elevated expressway would blight and practically erase the route.

URBAN3

Source: smithsonianmag.com, @royce_duplessis (Instagram)

URBAN3

Before & After Interstate Construction
Treme, New Orleans, LA

Before

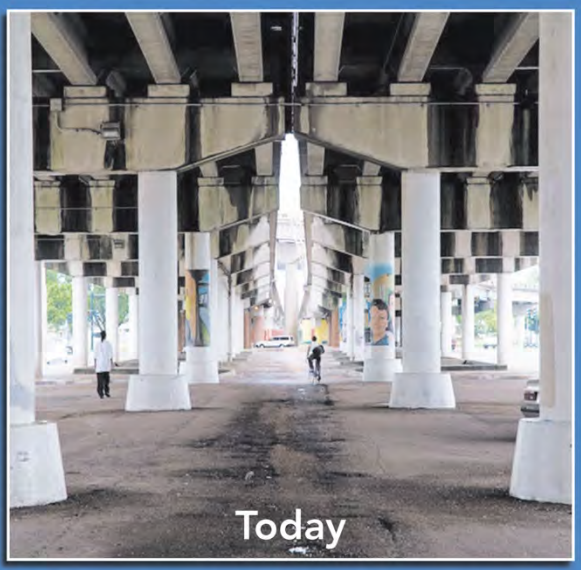
After

Source: artsandculture.google.com, Google Earth

URBAN3

Before & After Interstate Construction

Treme, New Orleans, LA



Source: reclaimingoldwestbroad.org

URBAN3

Before & After Interstate Construction

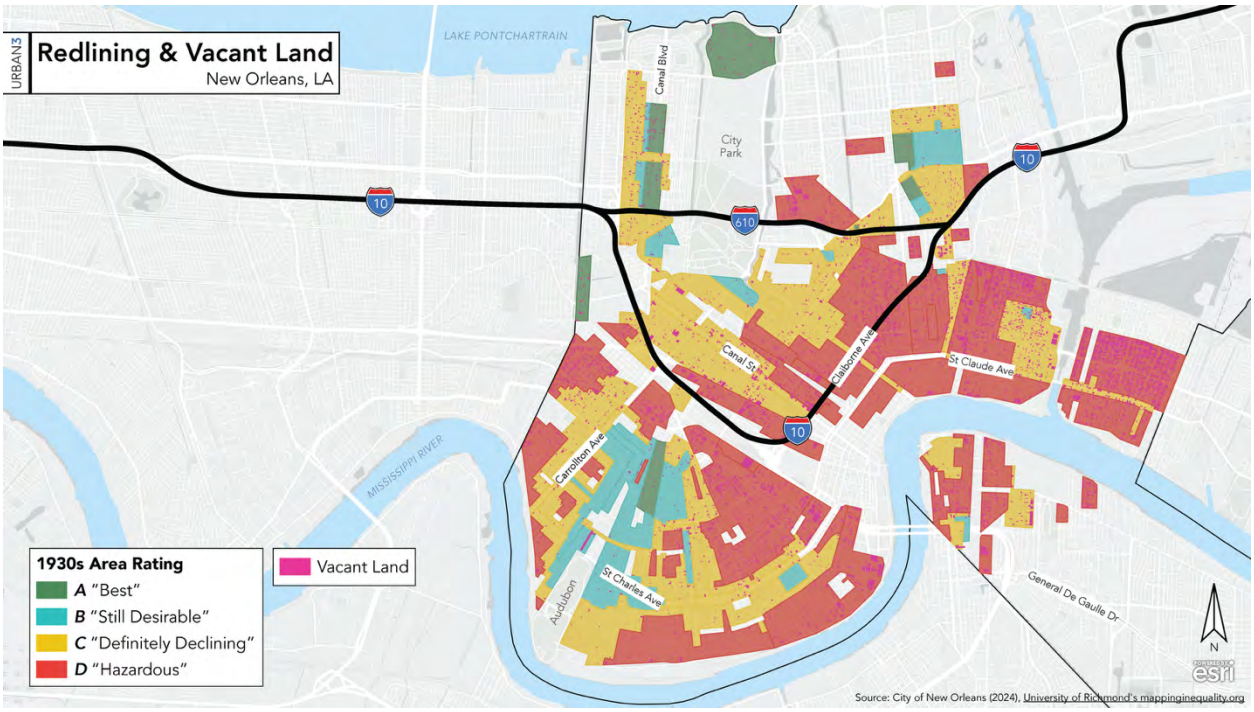
Treme, New Orleans, LA

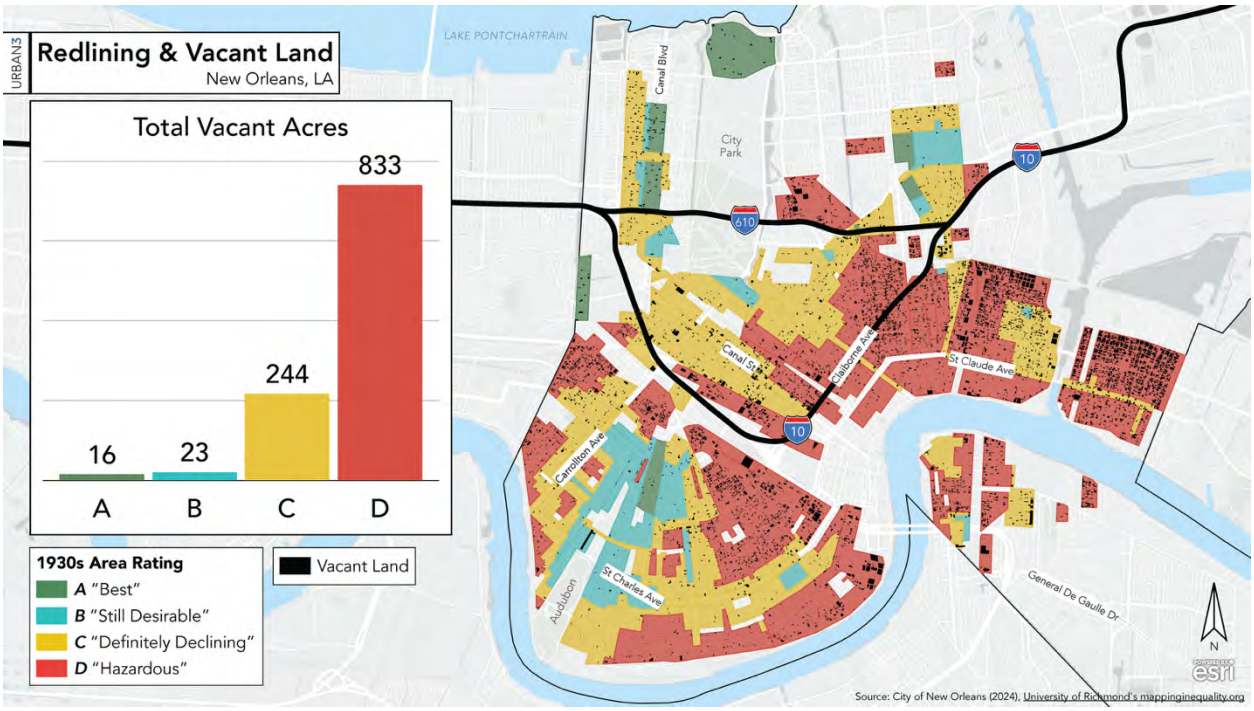
Source: tulanehullabaloo.com, Google Maps

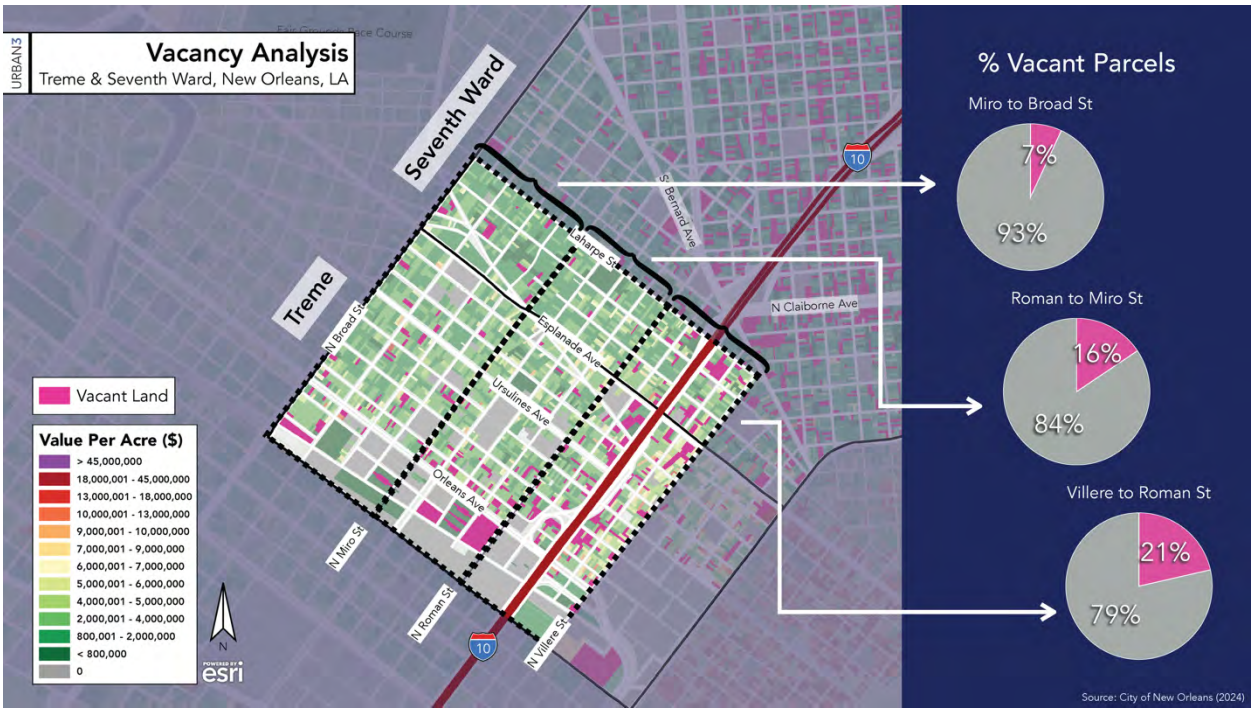
Land Vacancy Economics

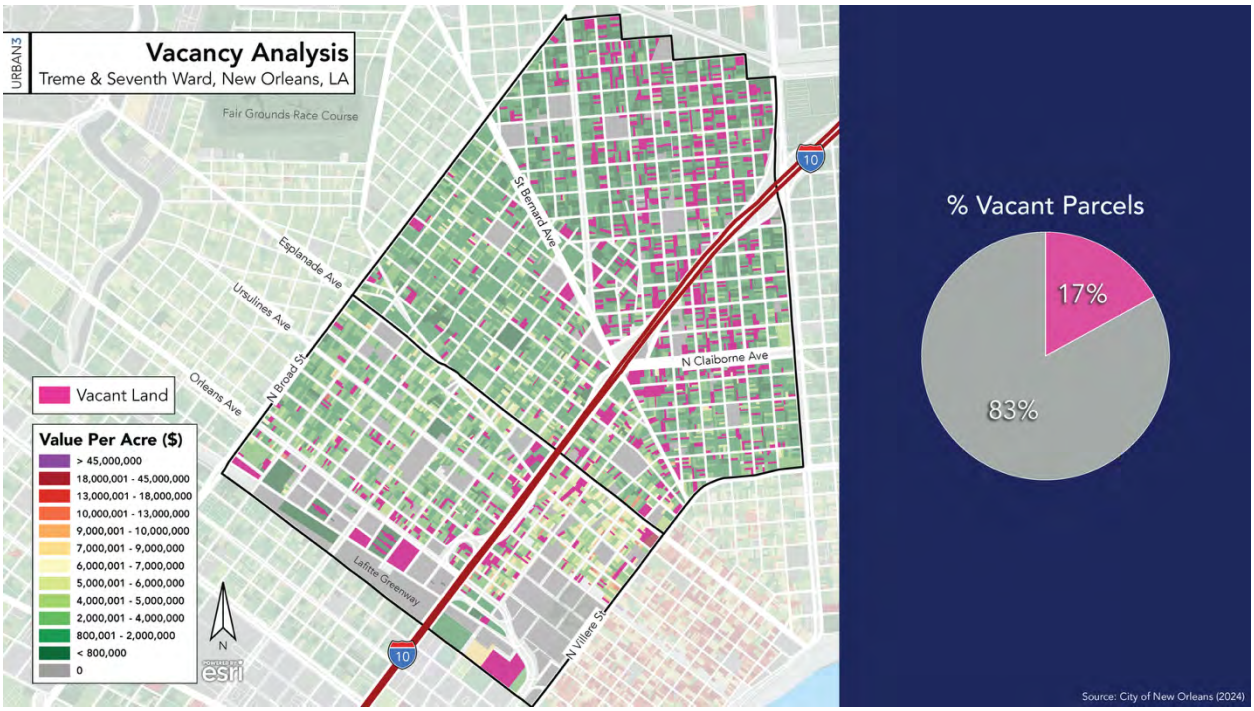
The Financial Effects of Vacant Property

URBAN3

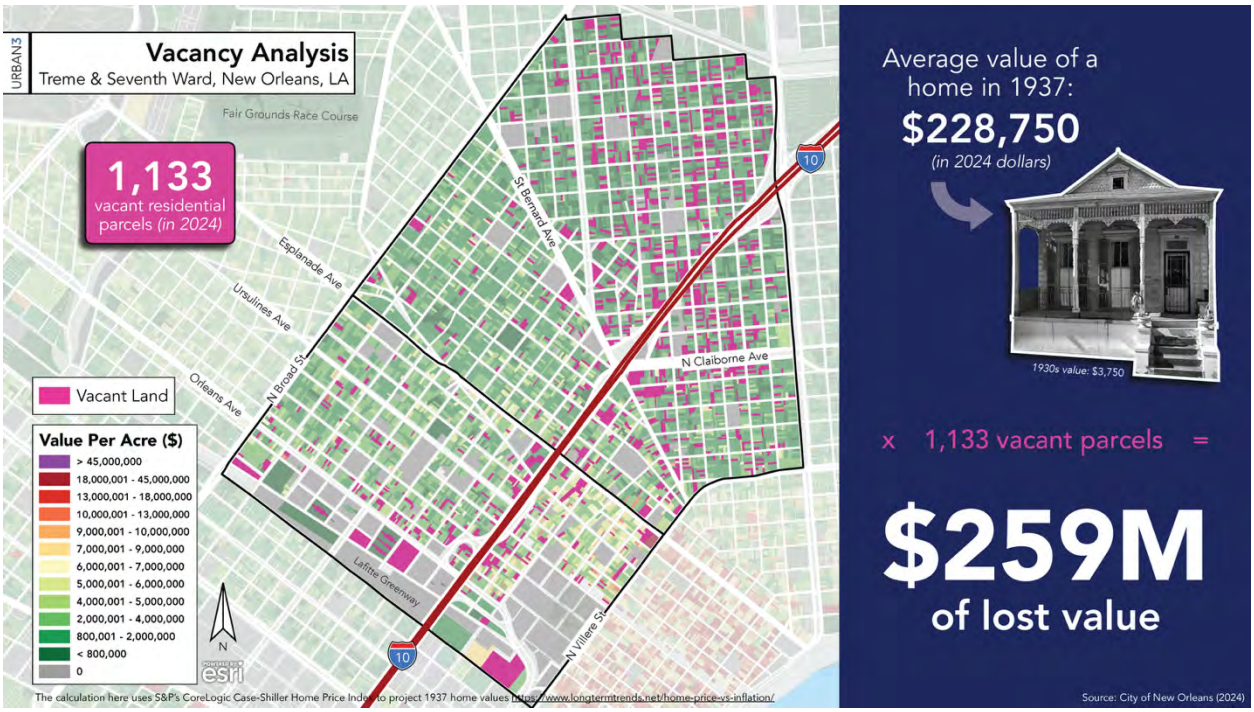



URBAN3
Redlining & Vacant Land
New Orleans, LA
Total Vacant Acres
833
244
16
23
A
B
C
D
1930s Area Rating
A "Best"
B "Still Desirable"
C "Definitely Declining"
D "Hazardous"
Vacant Land
LAKE PONTCHARTRAIN
Canal Blvd
City Park
610
10
Canal St
Claiborne Ave
St Claude Ave
Carrollton Ave
Audubon
St Charles Ave
General De Gaulle Dr
N
esri
Source: City of New Orleans (2024), University of Richmond's mappinginequality.org


URBAN3
Vacancy Analysis
Treme & Seventh Ward, New Orleans, LA
Seventh Ward
Treme
St Bernard Ave
Lafitte St
Esplanade Ave
N Broad St
N Claiborne Ave
Ursulines Ave
Orleans Ave
N Miro St
N Roman St
N Villere St
10
Vacant Land
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
N
esri
% Vacant Parcels
Miro to Broad St
7%
93%
Roman to Miro St
16%
84%
Villere to Roman St
21%
79%
Source: City of New Orleans (2024)



Source: City of New Orleans (2024)



The calculation here uses S&P's CoreLogic Case-Shiller Home Price Index to project 1937 home values https://www.longtermtrends.net/home-price-vs-inflation/

Average value of a home in 1937:

$228,750

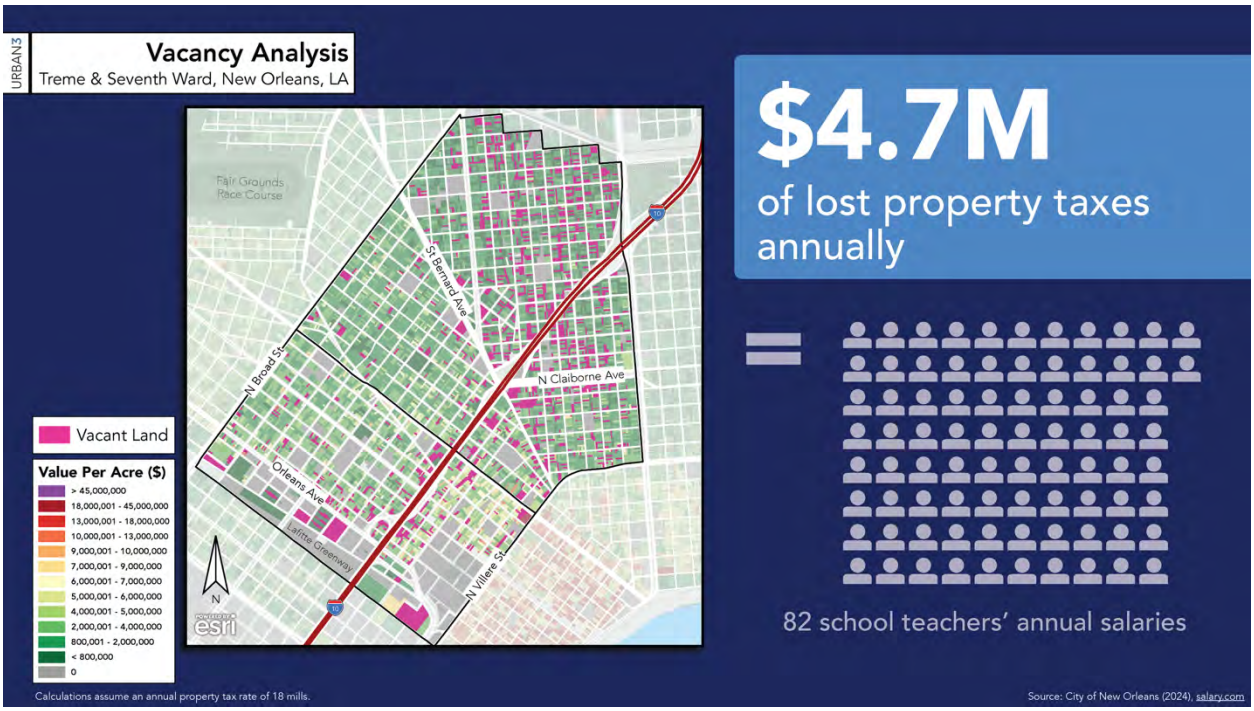
(in 2024 dollars)

x 1,133 vacant parcels =

$259M

of lost value

Source: City of New Orleans (2024)



Historical Analysis

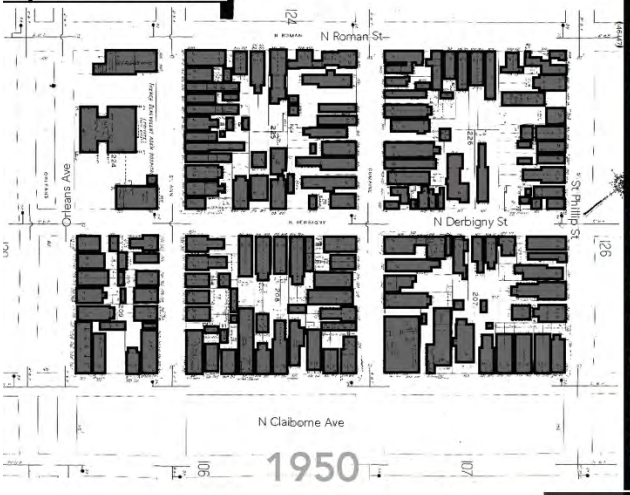
Examples from Late 1800s Sanborn Maps

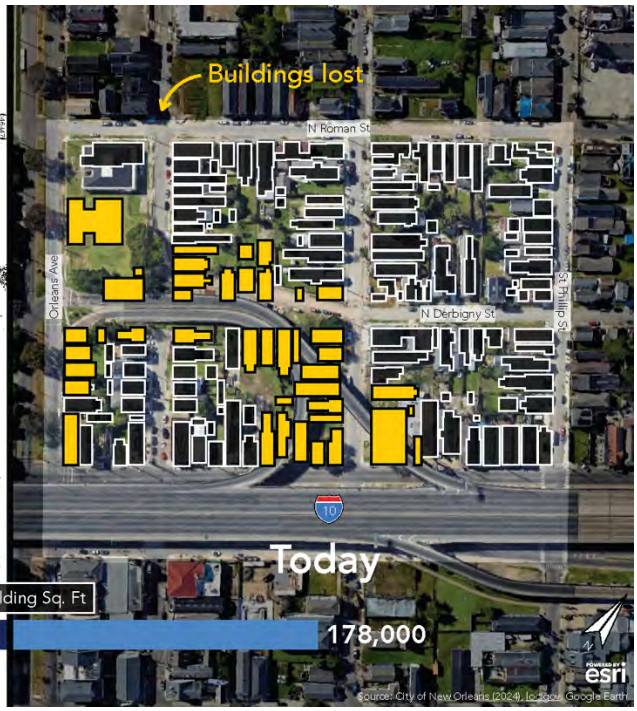
URBAN3

URBAN3

Impact of I-10

Treme, New Orleans, LA





Total Building Sq. Ft

267,000 — 178,000

Note: Numbers are estimated based on approximate map tracing.

Source: City of New Orleans (2024), Google Earth

URBAN3

Neighborhood "Ingredients"

Treme, New Orleans, LA


1013 N Villere St
$4.8M per acre


1225 Governor Nicholls St
$8.4M per acre


1037 Esplanade Ave
$12.7M per acre

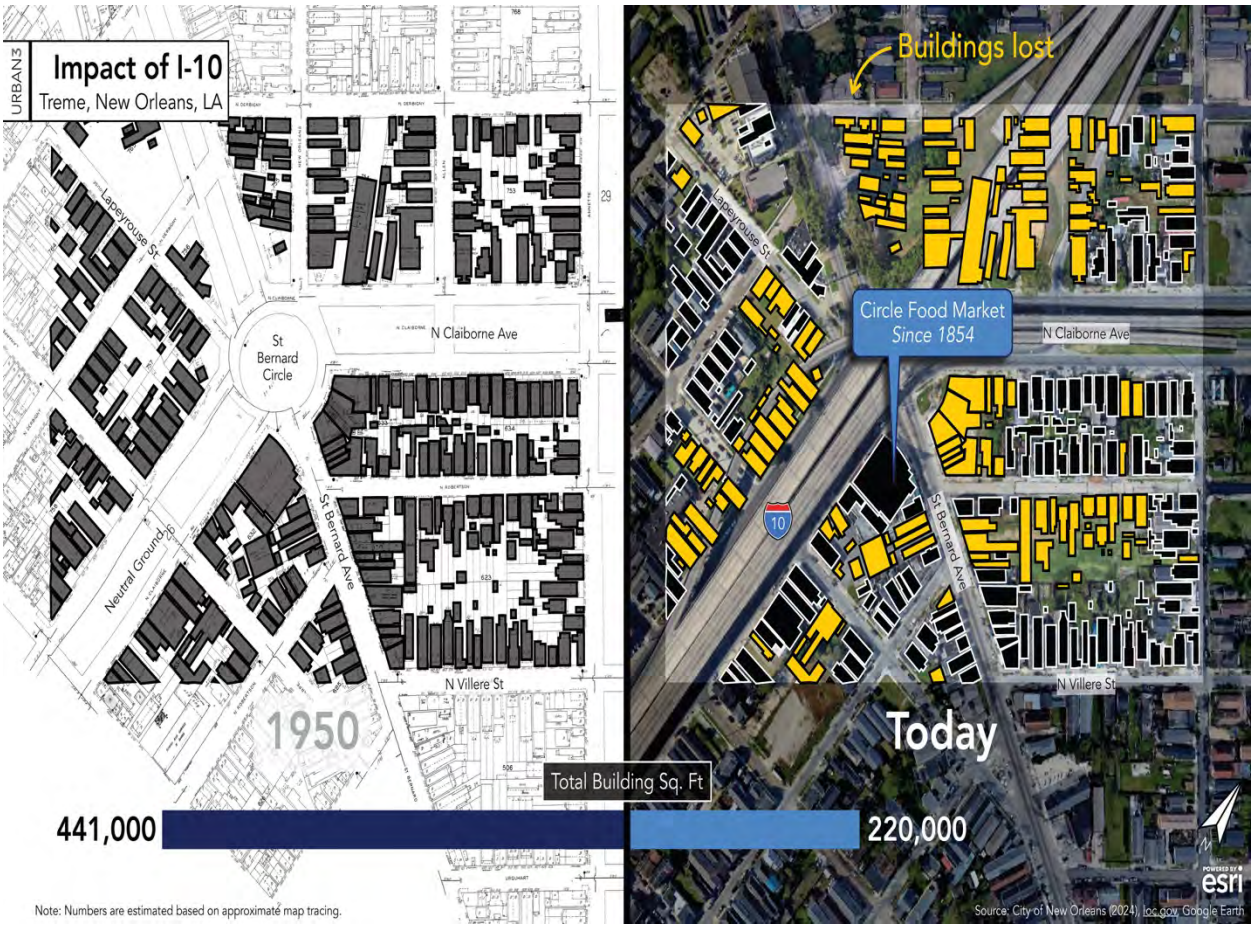

1215 Ursulines Ave
$13.5M per acre


998 N Rampart St
$15.5M per acre


1012 N Rampart St
$45.2M per acre

Source: City of New Orleans (2024), Google Maps

Note: Numbers are estimated based on approximate map tracing.



Note: Numbers are estimated based on approximate map tracing.

URBAN3

Neighborhood "Ingredients"

Treme, New Orleans, LA

c. 1957

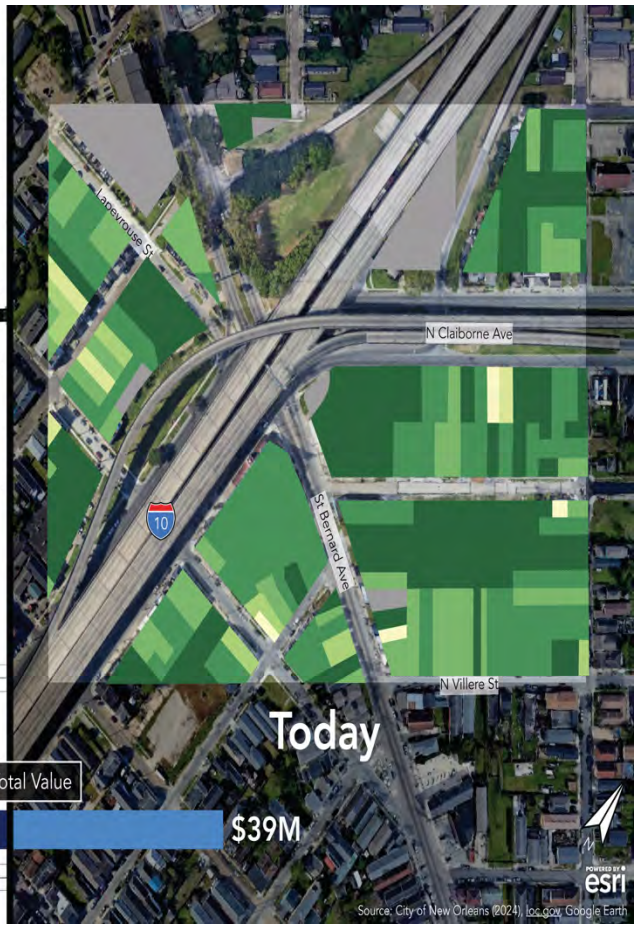
2023

Source: City of New Orleans (2024), Google Maps, tulanehullabaloo.com, circlefoodmarket.com

URBAN3

Impact of I-10

Treme, New Orleans, LA



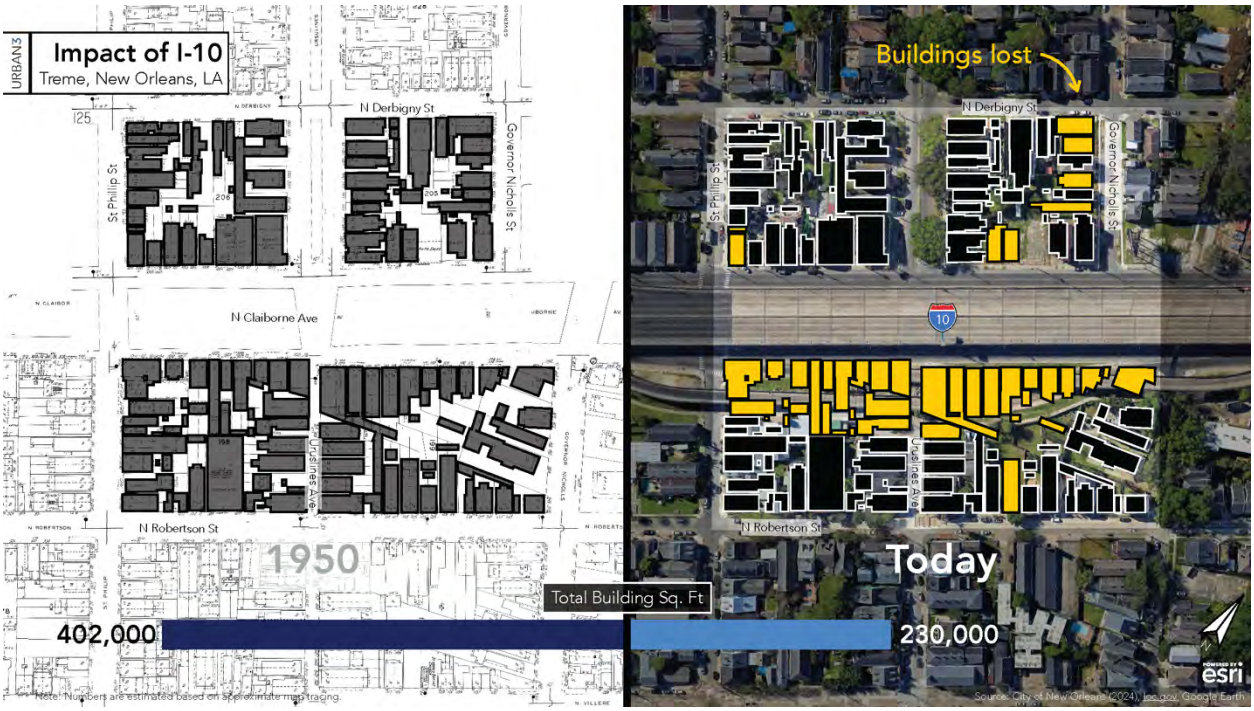
2024 Total Value

$91M

$39M

Note: Numbers are estimated based on approximate map tracing.

Source: City of New Orleans (2024), los.gov, Google Earth


URBAN3
Impact of I-10
Treme, New Orleans, LA
N Derbigny St
St Phillip St
Governor Nicholls St
N Claiborne Ave
Claiborne Ave
N Robertson St
1950
Today
Buildings lost
Total Building Sq. Ft
402,000
230,000
Note: Numbers are estimated based on approximate map tracing.
Source: City of New Orleans (2024), lagis.gov, Google Earth
esri


URBAN3
Impact of I-10
Treme, New Orleans, LA
N Derbigny St
St Phillip St
Governor Nicholls St
N Claiborne Ave
Claiborne Ave
N Robertson St
1950
Today
2024 Total Value
$30M
$15M
Note: Numbers are estimated based on approximate map tracing.
Source: City of New Orleans (2024), lagis.gov, Google Earth
esri

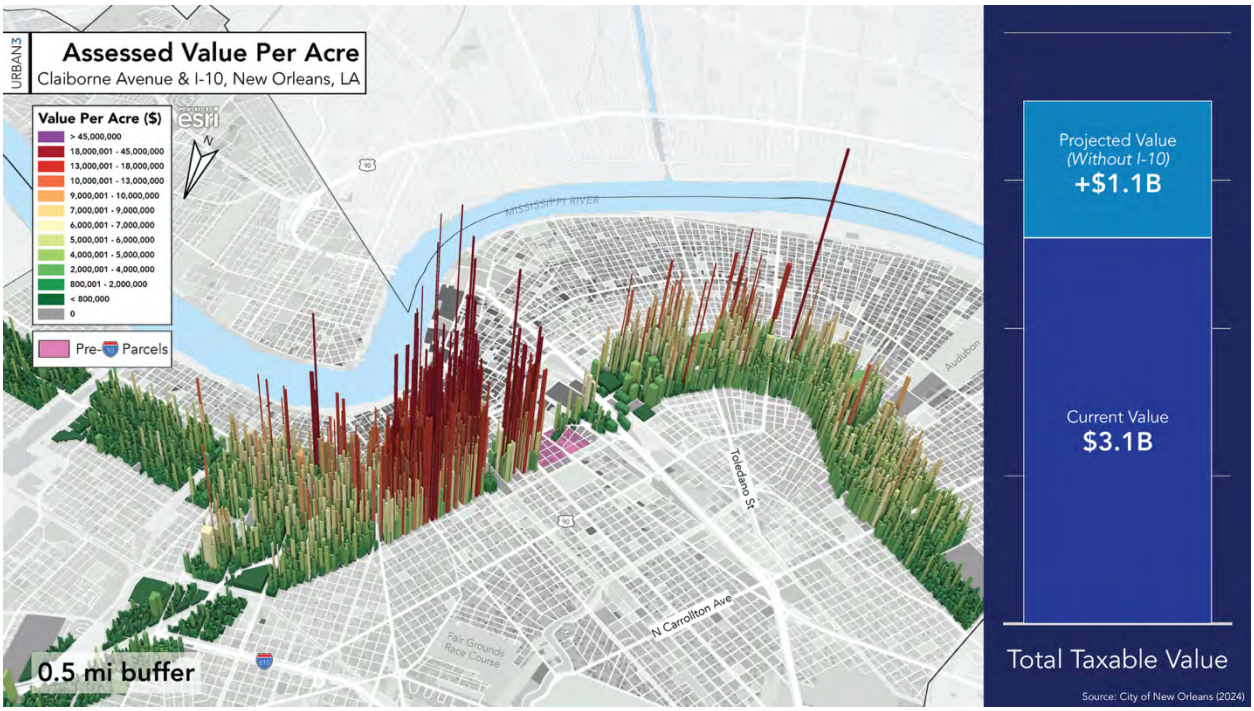
Growth Projections

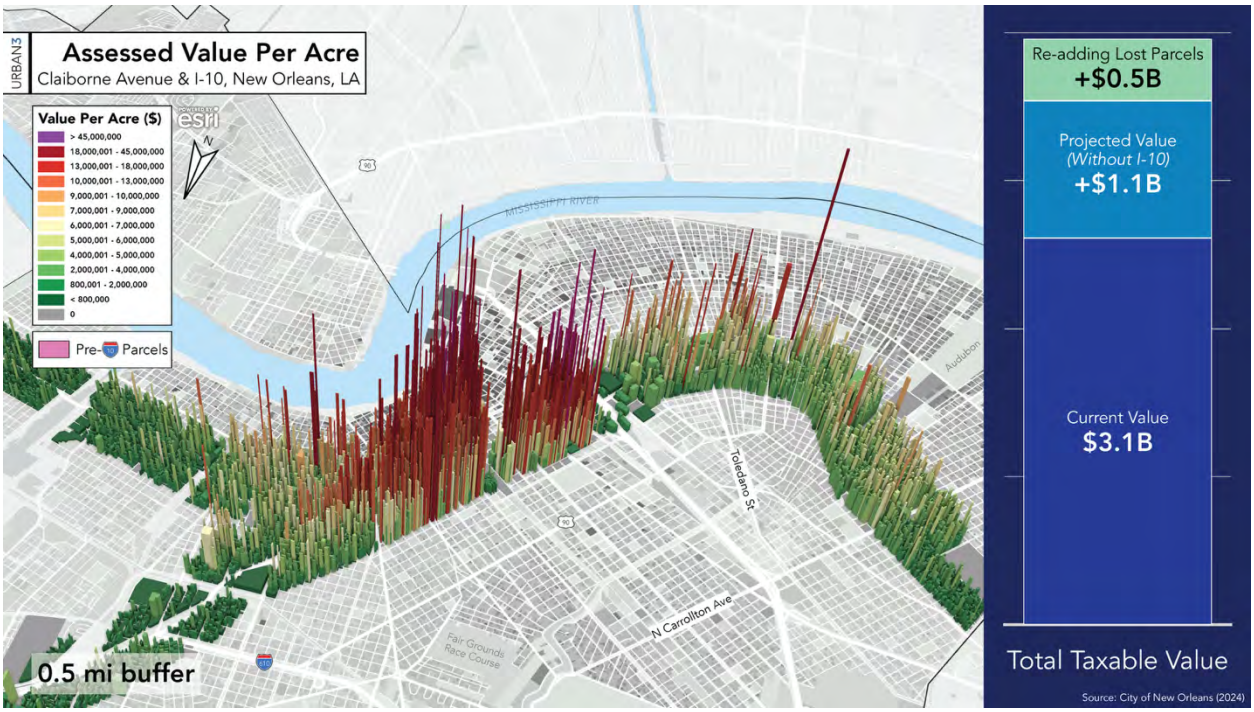
Mapping Different Future Scenarios

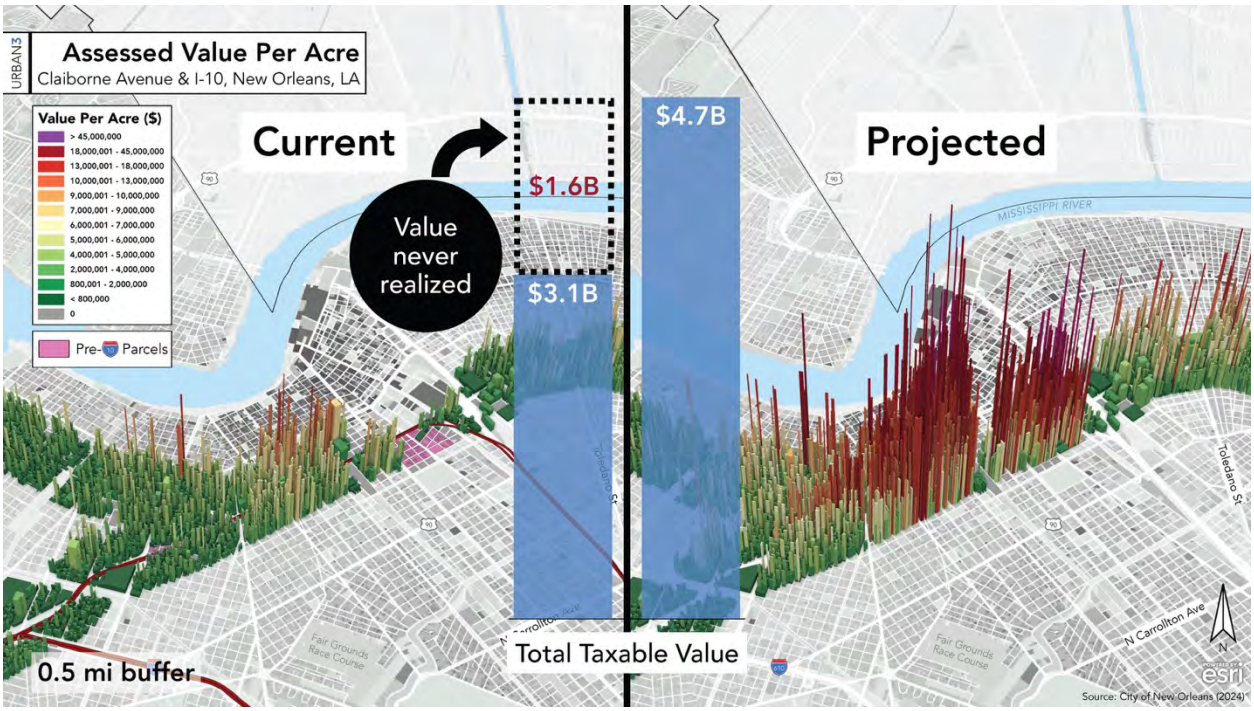
URBAN3

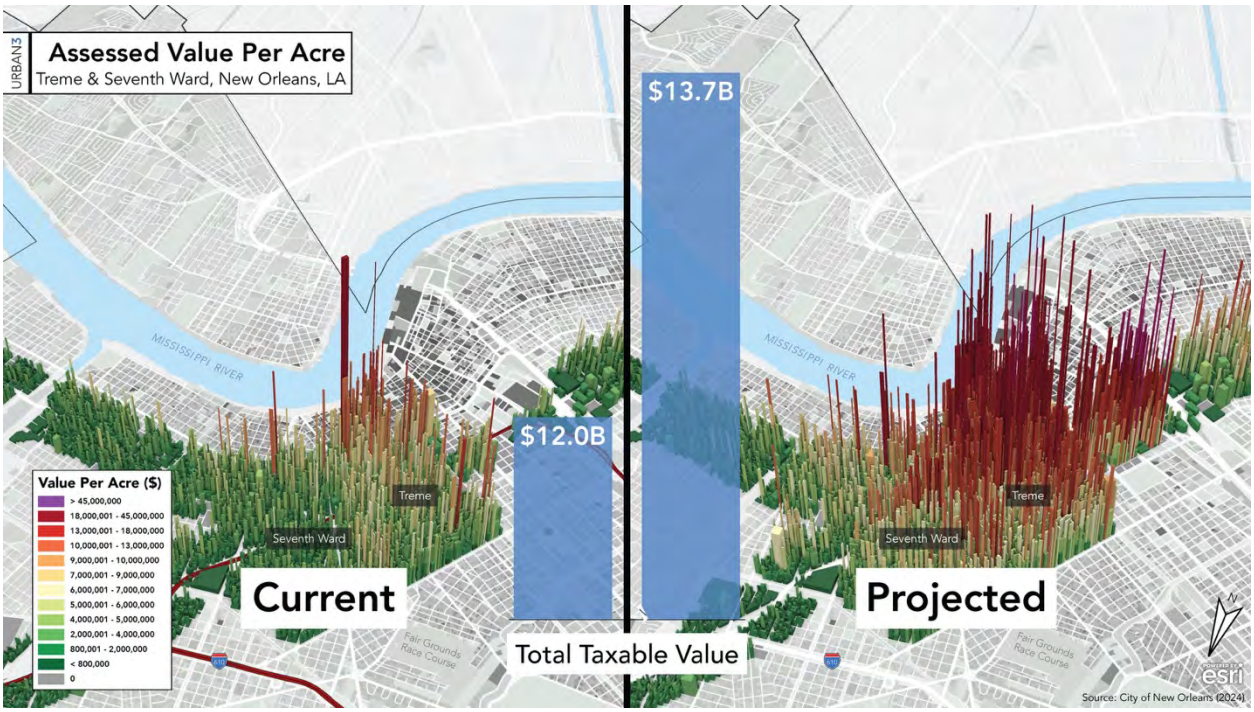

URBAN3
Assessed Value Per Acre
Claiborne Avenue & I-10, New Orleans, LA
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Pre-I-10 Parcels
French Quarter
N Rampart St
Esplanade Ave
Laffite Greenway
University Medical Center New Orleans
LCMC Health
Tulane Ave
N Claiborne Ave
Orleans Ave
Ursulines Ave
N Broad St
Canal St
St Bernard Ave
10
Approximately
1,000
parcels lost
to Interstate 10
0.5 mi buffer
N
esri
Source: City of New Orleans (2024)

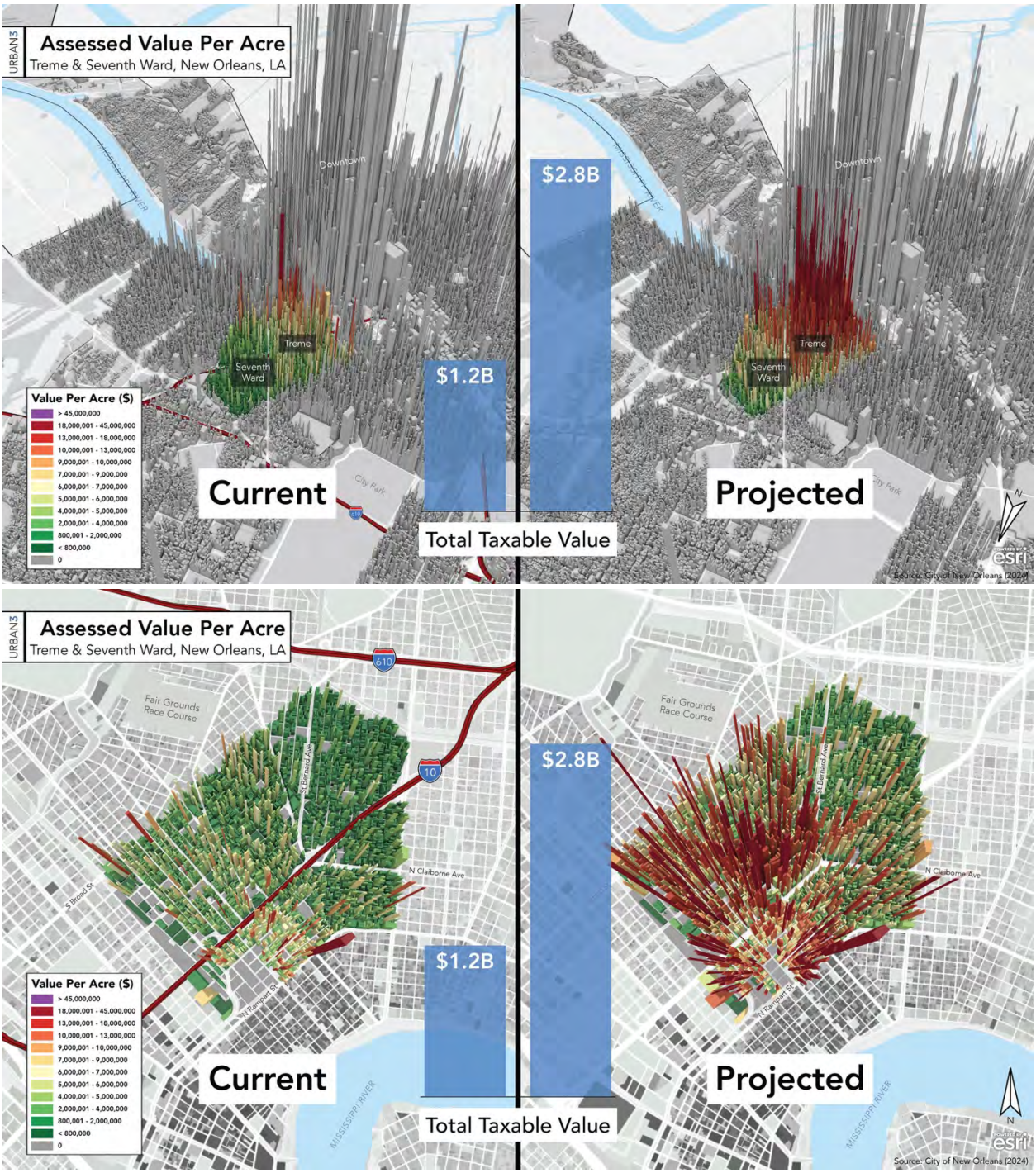

URBAN3
Assessed Value Per Acre
Claiborne Avenue & I-10, New Orleans, LA
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Pre-I-10 Parcels
esri
N
MISSISSIPPI RIVER
Audubon
Toledano St
N Carrollton Ave
Fair Grounds Race Course
0.5 mi buffer
Current Value
$3.1B
Total Taxable Value
Source: City of New Orleans (2024)


URBAN3
Assessed Value Per Acre
Claiborne Avenue & I-10, New Orleans, LA
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Pre-I-10 Parcels
esri
N
MISSISSIPPI RIVER
Audubon
Toledano St
N Carrollton Ave
Fair Grounds Race Course
0.5 mi buffer
Projected Value
(Without I-10)
+$1.1B
Current Value
$3.1B
Total Taxable Value
Source: City of New Orleans (2024)


URBAN3
Assessed Value Per Acre
Claiborne Avenue & I-10, New Orleans, LA
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Pre-I-10 Parcels
esri
N
MISSISSIPPI RIVER
Audubon
Toledano St
N Carrollton Ave
Fair Grounds Race Course
0.5 mi buffer
Re-adding Lost Parcels
+$0.5B
Projected Value
(Without I-10)
+$1.1B
Current Value
$3.1B
Total Taxable Value
Source: City of New Orleans (2024)


URBAN3
Assessed Value Per Acre
Claiborne Avenue & I-10, New Orleans, LA
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Pre-I-10 Parcels
Current
Value never realized
$1.6B
$3.1B
$4.7B
Projected
Total Taxable Value
0.5 mi buffer
MISSISSIPPI RIVER
Toledano St
N Carrollton Ave
Fair Grounds Race Course
Source: City of New Orleans (2024)


URBAN3
Assessed Value Per Acre
Treme & Seventh Ward, New Orleans, LA
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
Treme
Seventh Ward
Current
$12.0B
$13.7B
Projected
Total Taxable Value
MISSISSIPPI RIVER
Fair Grounds Race Course
Source: City of New Orleans (2024)


URBAN3
Assessed Value Per Acre
Treme & Seventh Ward, New Orleans, LA
Downtown
Treme
Seventh Ward
City Park
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
$1.2B
$2.8B
Current
Projected
Total Taxable Value
N
esri
Source: City of New Orleans (2024)
URBAN3
Assessed Value Per Acre
Treme & Seventh Ward, New Orleans, LA
610
10
Fair Grounds Race Course
St Bernard Ave
N Claiborne Ave
S Broad St
N Rampart St
MISSISSIPPI RIVER
Value Per Acre ($)
> 45,000,000
18,000,001 - 45,000,000
13,000,001 - 18,000,000
10,000,001 - 13,000,000
9,000,001 - 10,000,000
7,000,001 - 9,000,000
6,000,001 - 7,000,000
5,000,001 - 6,000,000
4,000,001 - 5,000,000
2,000,001 - 4,000,000
800,001 - 2,000,000
< 800,000
0
$1.2B
$2.8B
Current
Projected
Total Taxable Value
N
esri
Source: City of New Orleans (2024)