

## The Opportunity:

Federal City is a public-private venture that develops and operates a new kind of federal office park that will attract a large, diverse set of government and non-government tenants with the intention of driving local economic redevelopment. This synergistic model will allow DoD, Federal, and Non-Federal tenants to all take advantage of significant savings through the sharing of common costs. A smart-design configuration, plus \$100M in State of Louisiana contributions to site redevelopment, will result in the highest quality facilities and superb services at a greatly reduced cost.

## Optimum Location:

Comprised of approximately 165.09 acres on the West Bank of the Mississippi River (155.79 acres at NSA plus a potential 9.3 acres of adjacent property), the Federal City Project approach is expected to be a National Model for future DOD installations. The Federal City site occupies one of the highest points in New Orleans and has never flooded.

## The Concept:

- Class-A state-of-the-art facilities designed to accommodate thousands of Federal and Private Sector workers
- “Zone-based” concentric design allows for various levels of force protection security and access
- Latest high-tech & cost-effective energy, maintenance, support services and facilities
- Latest hurricane and flood protections
- Common costs shared among the large campus-wide tenant base

## Live, Work, Train:

Concepts include:

- On-site housing for roughly 200 military personnel and their families
- Temporary lodging on campus for military and non-DOD visitors
- Large gymnasium and a variety of recreational facilities
- Extensive higher education programs available on site right after normal work hours



Spectacular views of the Mississippi River, easy access to downtown New Orleans and the International Airport, Federal City is a paragon of smart growth and efficient land use.  
(Conceptual diagrams subject to change)

*City of New Orleans Ordinance defines Algiers Naval Support Activity, as a “centralized community business area”, which meets GSA requirements for Federal Tenants*



**Federal City is dedicated to the development of New Orleans and enhancing the quality of life for our military and federal personnel.**

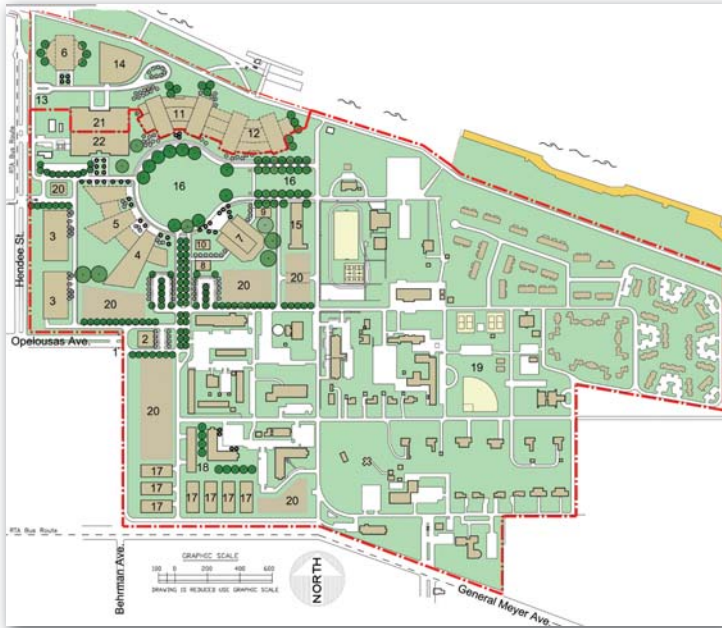
Planned amenities include:

- Child Care Center
- Retail and food services
- Recreational facilities
- Library, Church, Educational facilities
- Parade ground for parades and military ceremonies
- Conference center
- Free parking

## Background:

To achieve the vision of an efficient, state-of-the-art facility, the Department of the Navy (DON) and the New Orleans Federal Alliance (NOFA), are partnering to redevelop the Naval Support Activity (NSA) New Orleans.

- Federal City will represent a new frontier in the configuration and operation of DOD installations. With a philosophy of integration and coordination, its goal is to achieve a contemporary architectural expression that brings to “place” a sense of security, jointness and a healthy quality of life.
- In addition to the full support of the State and the City of New Orleans, Federal City enjoys bipartisan sponsorship and active support of the entire Louisiana congressional delegation.



\*This Master Plan is a conceptual rendering only and should not be construed as a pre-determined development mix.



Situated on the West Bank in the Algiers District of New Orleans, The Federal City Project site (highlighted in red) provides a tremendous development opportunity in a highly-favorable location.

## DoD Benefits:

- Amenities of a mid-sized military base
- No MILCON required to move into new 1st class facilities
- Instant integration of the latest force protection and flood/hurricane standards
- State of the art facilities for a lower cost due to State subsidy and sharing of common costs with other tenant agencies

## Non-DoD Federal Benefits:

- Share in the same abundance of amenities traditionally associated with a military installation
- Buildings will meet all new federal force protection requirements
- Federal agencies will be well-located and supported by convenient public transportation and free parking
- State of the art facilities for a lower cost due to State subsidy and sharing of common costs with other tenant agencies

## Federal Contractors/Supplier Benefits:

- Synergistic location to new/existing clients
- Access to installation facilities not normally available
- State of the art facilities for a lower cost due to State subsidy and sharing of common costs with other tenant agencies