

Churchill Technology & Business Park

Exhibit 34

JEDCO Master Plan Brochure



JEDCO

Jefferson Parish Economic Development Commission



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

JEFFERSON PARISH ECONOMIC DEVELOPMENT COMMISSION

CHURCHILL TECHNOLOGY & BUSINESS PARK

A 500-acre master-planned business park in the Greater New Orleans region





PARK & ARTS WALK

MIXED USE DEVELOPMENT

PAVILION

PLAYGROUND

FUTURE HOTEL

LAWN

PARKING

CLOSEABLE STREET

EVENTS PLAZA

CHURCHILL PARK

QUICK FACTS

- 480 acres of the last remaining undeveloped, levee-protected land in the New Orleans MSA
- Public and private ownership
- 25 minutes from downtown New Orleans and Louis Armstrong New Orleans International Airport
- Master-planned, with incentives available
- Proximity to major employment centers like Elmwood and Avondale Marine
- Located within hurricane protection system and no history of flooding



CHURCHILL PARK

CURRENT TENANTS

- ❑ **JEDCO Administrative Offices and Conference Center:** headquarters for the Jefferson Parish Economic Development Commission and 8,000 sq.-ft. conference center event facilities.
- ❑ **Patrick F. Taylor Science & Technology Academy:** an A-rated magnet middle and high school emphasizing STEAM education, ranked #2 state-wide.
- ❑ **Delgado River City Campus and Advanced Manufacturing Center of Excellence:** newest addition to the Delgado Community College system focusing on advanced manufacturing around the maritime and automotive industries. Has launched several successful workforce training partnerships with area employers.



CHURCHILL PARK

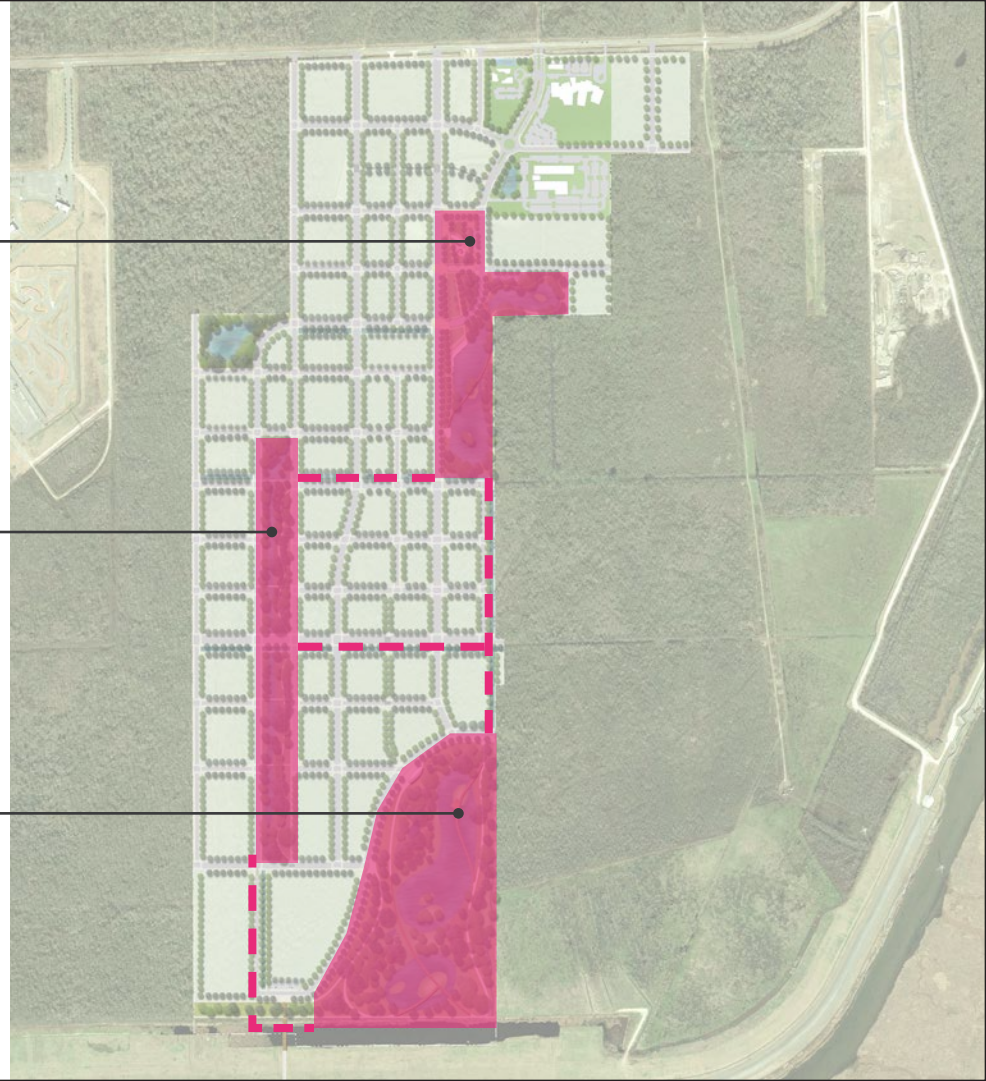
FRAMEWORK PLAN

- Total Acreage: 486.62
- Developable Acres: 228.06
- Acres of ROW: 108.38
- Acres of Open Space: 118.23
 - *Acres of Pond: 32.95*

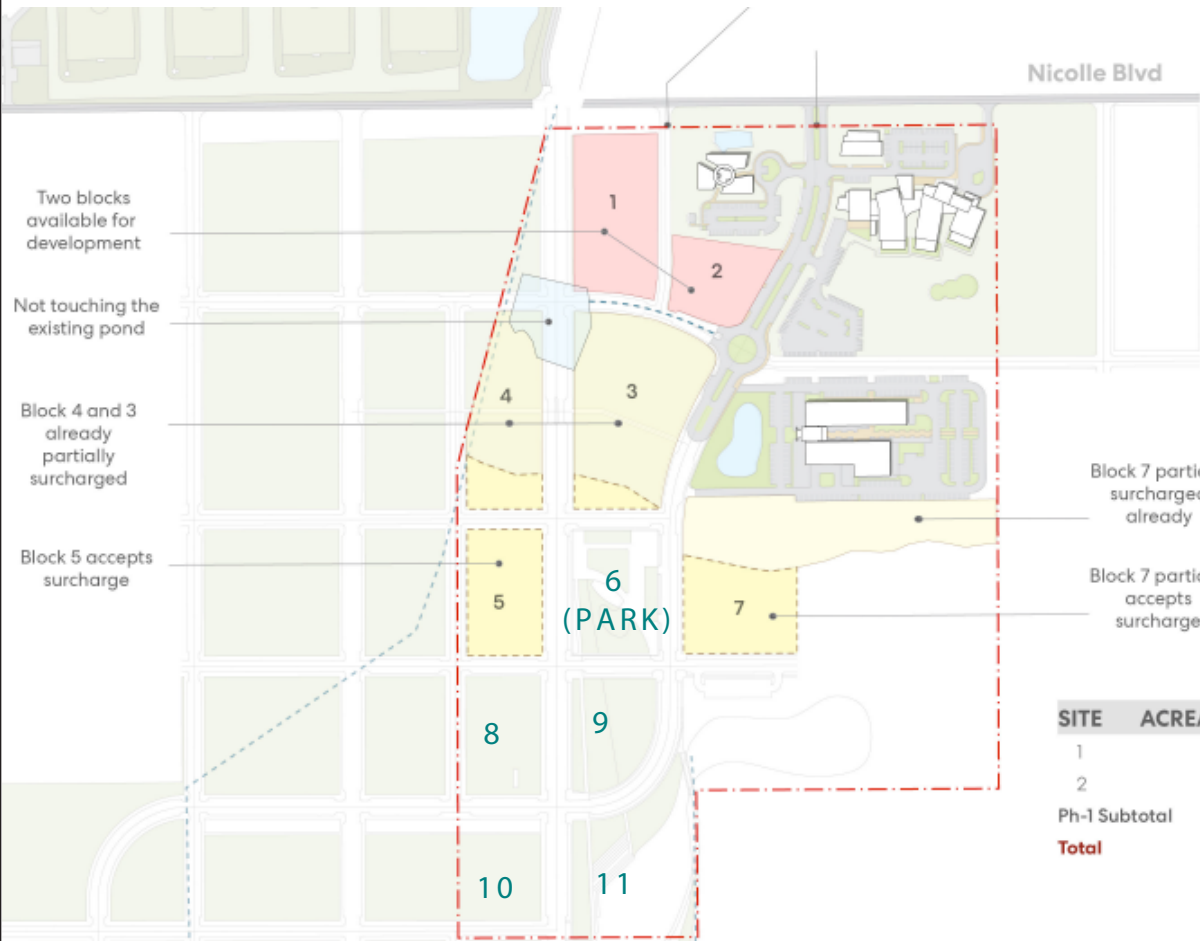
CENTRAL OPEN SPACE

WETLANDS WALK

PRESERVE & POND



PHASE 1









SITE ACREAGE	
1	3.25
2	1.69
Ph-1 Subtotal	4.94
3	5.09
4	3.03
Ph-2 Subtotal	8.12
5	2.38
7	8.51
Ph-3a Subtotal	10.89
6 (Park)	2.54
8	2.30
9	2.15
10	2.10
11	3.30
Ph-4 Subtotal	9.85
Total	33.80

SITE	ACREAGE
1	3.25
2	1.69
Ph-1 Subtotal	4.94
Total	4.94

CHURCHILL PARK

PROGRAM OPPORTUNITIES

-  **EDUCATION / RESEARCH**
170,00 SF
-  **DESTINATION MIXED USE**
212,000 SF
-  **HOSPITALITY**
124,000 SF
-  **HEALTHCARE ANCHOR**
120,000 SF
-  **OFFICE / FLEX / HQ / R&D**
680,000 SF
-  **EXISTING BUILDING**



CHURCHILL PARK

TARGETED USES



FOOD, BEVERAGE,
FISHING, AND SEAFOOD



IT SYSTEMS
AND PRODUCTS



HEALTHCARE



WATER TRANSPORTATION,
DISTRIBUTION & LOGISTICS



WATER, COASTAL, AND
ENVIRONMENTAL INDUSTRIES

FLEX SPACE

Food Incubator

Commercial/
Community
Kitchen

Brewery

Distillery

EDUCATION & INSTITUTION

Food &
Agriculture
Research

Water
Planning and
Management

Research
Consortium

Green
Infrastructure
Piloting &
Demonstration

OFFICE

Logistics &
Customs

Maritime R&D

Architecture,
Engineering, &
Construction
Firms

Healthcare
Service
Providers

Medical R&D

Tech & IT

COMMERCIAL

Health &
Wellness

Tech Product
Sales

Hospitality

Grocery

Restaurant

RESIDENTIAL

Single-Family
Attached /
Townhomes

Mixed-Use
Multifamily

CIVIC

Town Center

Events Center

Regional
Recreation



MIXED USE DEVELOPMENT

**RESIDENTIAL OR OFFICE
DEVELOPMENT**

NATURALIZED CANAL



PARK FRONT DEVELOPMENT

INTERPRETIVE AREA

BOARDWALK

WETLAND HABITAT



ALARIO SPORTS COMPLEX

NOLA MOTORSPORTS

NICOLLE BLVD.

JEDCO OFFICE

**PATRICK
F. TAYLOR
ACADEMY**

FUTURE HOTEL

MIXED USE

**DCC RIVER
CITY CAMPUS**

MIXED USE

PLAZA

**FUTURE EDUCATION OR
INSTITUTION CAMPUS**

PARK

POND



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CONTACT JEDCO WITH QUESTIONS OR INTEREST

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