

An aerial architectural rendering of the Churchill Technology & Business Park. The image shows a large, modern business park with several multi-story office buildings featuring green roofs and glass facades. The park is interspersed with green spaces, trees, and a winding waterway in the foreground. The overall scene is presented in a semi-transparent, light blue overlay.

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

LAWN

FUTURE HOTEL

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



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

This architectural rendering depicts a vibrant urban environment. On the left, a multi-story building with a red brick facade and large windows houses a mixed-use development. A wide, paved road with a crosswalk and a dedicated bike lane runs alongside it. A concrete sidewalk, lined with mature trees and young saplings, leads the eye towards the center. To the right of the sidewalk is a naturalized canal, characterized by its irregular, rocky edges and lush, green vegetation. A small, modern bridge with a wooden deck and glass railings spans the canal. In the background, more contemporary buildings, including one with a curved facade, are visible under a clear blue sky. People are shown walking on the sidewalks, riding a bicycle, and driving cars, creating a sense of active community life.

**RESIDENTIAL OR OFFICE
DEVELOPMENT**

NATURALIZED CANAL



PARK FRONT DEVELOPMENT

INTERPRETIVE AREA

BOARDWALK

WETLAND HABITAT

NOLA MOTORSPORTS

FUTURE LSED BALLPARKS

NICOLLE BLVD.

JEDCO OFFICE

**PATRICK
F. TAYLOR
ACADEMY**

FUTURE HOTEL

MIXED USE

PLAZA

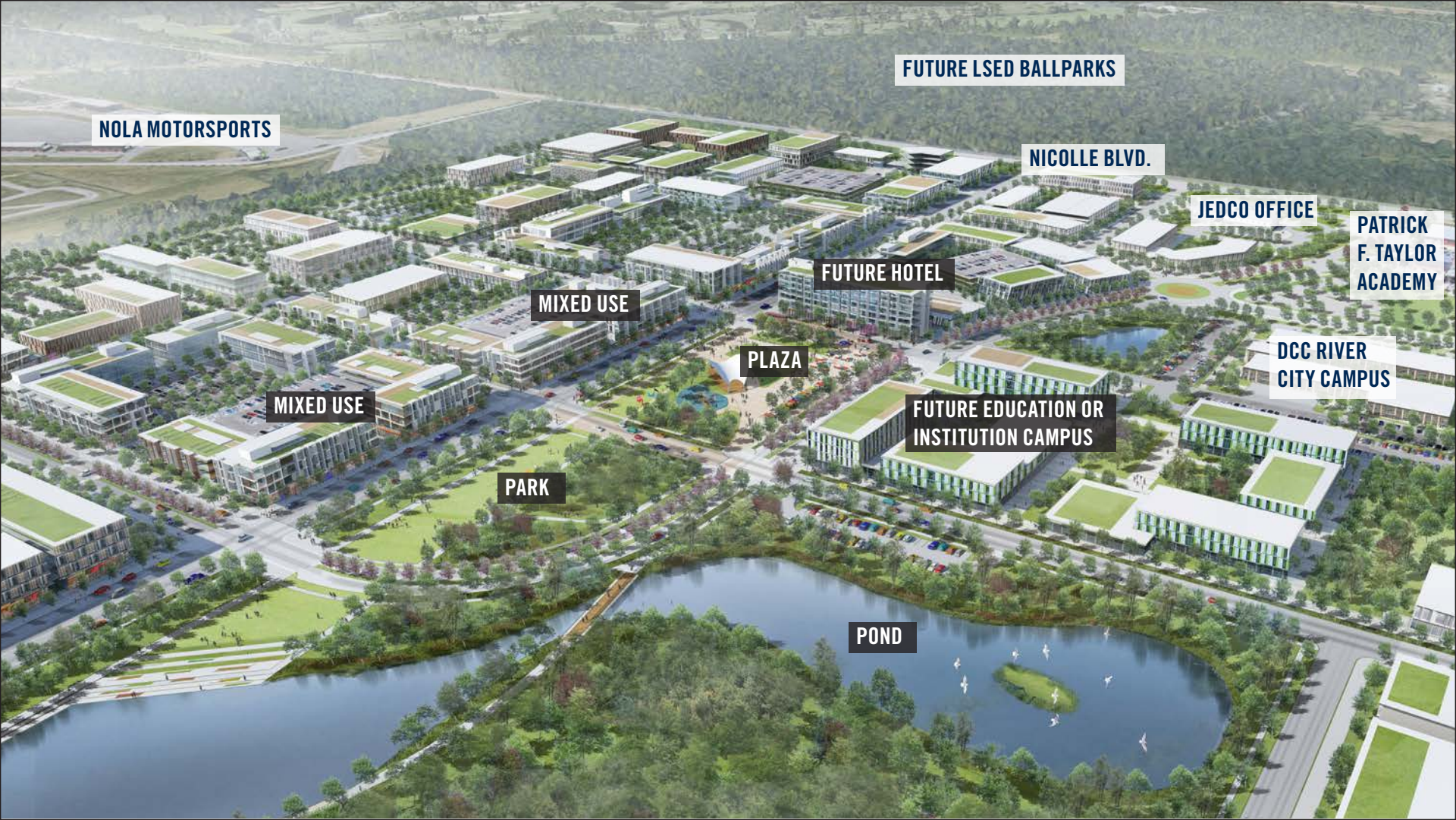
MIXED USE

**FUTURE EDUCATION OR
INSTITUTION CAMPUS**

**DCC RIVER
CITY CAMPUS**

PARK

POND





JEDCO

Jefferson Parish Economic Development Commission

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