

**THE BROWNFIELD REDEVELOPMENT PROGRAM**



**Regional Planning Commission's  
Brownfield Redevelopment Program**

**Geographic Coverage for RPC Parishes**

**RPC's Brownfield Program includes:**

- Jefferson
- Orleans
- Plaquemines
- St. Bernard
- St. Tammany
- Tangipahoa (coming soon!)

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**SCPDC's Brownfield Program includes:**

- St. Charles
- St. John the Baptist

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**Brownfield Definition**

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**EPA Definition of a Brownfield:**

An “abandoned, idled, or under-used industrial or commercial property with real or perceived environmental contamination.”

- Not a superfund site. Superfund sites are regulated under CERCLA.
- No imminent threat to human health or the environment.


**Key Components to using Brownfield Funding**

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- 1) Abandoned or Underutilized Property
- 2) Economic Development/ Community Benefit
- 3) Perceived or Known Environmental Issues impeding Redevelopment
- 4) Owner must allow Access
- 5) Measures to Prevent Further Contamination at the Site

**Examples:**

- Commercial Development
- Industrial Development
- Rental Housing
- Community Park
- Community Center



**Eligibility Requirements for Brownfield Funding**

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Applicant Categories:

1. Prospective Purchaser
2. Innocent Landowner (contamination came from off-site)
3. Current Owner who performed a Phase I Environmental Site Assessment **prior** to purchase
4. Responsible Parties (local funding only; only for assessments) – to facilitate the sale of the property to a prospective purchaser




### Brownfield Funding Sources

Entity	Geographic Area	Assessment	Cleanup Planning	Cleanup
RPC	Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany & Tangipahoa	X	X	
SCPDC	St. Charles & St. John	X	X	
Jefferson Parish (Dept. of Envir. Affairs)	Jefferson	X	X	
New Orleans (Office of Coastal & Envir. Affairs)	New Orleans			Loan Fund
Gretna (Mayor's Office)	Gretna	X	X	X
LDEQ Brownfield Program	State-wide	X	X	Loans & Grants
EPA Brownfield & Land Revitalization Program	Nationwide	X	X	Competitive

### RPC Brownfield Funding to Date

- Brownfield Grants to date total **\$1,869,153**
- Assisted in securing an additional **\$400,000** in direct EPA Cleanup Grants
- Received **\$97,167.72** in Program Income (Loan Repayment)



### RPC Brownfield Outreach Events

- Brownfield Consortium Workshops
  - Technical Trainings
  - EPA-Related Topics
  - Highlighting Specific Sites
  - DBE Outreach
  - Supporting Local Envir. Job Training Programs
- Presentations to Brownfield Stakeholder Groups
  - Real Estate/ Developer Associations
  - Local Governments/ Econ. Dev. Orgs
- Conference Presentations
  - National Brownfield Conference
  - EPA Regional Workshops
  - EPA Program-Specific Workshops
  - Louisiana Solid waste Conference





### Jefferson Parish Sites - Current

- Gulf States Asphalt**, 175 Avenue A, Westwego
  - Phase II Assessment through JP Program
- Lowery Brothers Site**, 6100 4<sup>th</sup> Street, Marrero
  - Phase I & II through JP Program
- Davis Concrete Site**, 2401 Hickory Dr. & **Lot C** on Stable Dr., Metairie
  - Phase II Assessment through JP Program
- Haywik Galvanizing Site**, 800 Peters Road, Harvey
  - Phase I & Phase II- EPA Targeted Brownfield Assessment

### Success Story: Progressive Church

**Location:** 4<sup>th</sup> and Cohen Streets, Marrero, Jefferson Parish, LA  
**Size:** 18 acres

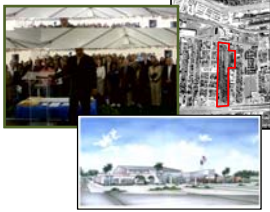
**Site History**

- Asbestos in soil from previous fill activities
- Updated Phase I ESA- former junkyard on the site
- Phase II ESA delineated asbestos contamination & limited area of heavy metal & petroleum contamination
- Cleanup: 12,876 tons of soil removed
- LDEQ Certificate of Completion issued Sept. 10, 2008

**Total Investigation Cost: \$111,500** - Paid for through RPC's Brownfield Assessment Grants; LDEQ waived their oversight fees

**Total Cleanup Cost: just shy of \$500,000**

- \$200,000 USEPA Brownfield Cleanup Grant (Competitive Selection)
- \$300,000 Loan from RPC's Brownfield Cleanup Revolving Loan Fund
- Also received LA Brownfield Cleanup Tax Credit



### Jefferson Parish Sites - Completed

- Clem's Auto/ Future Westwego City Hall Site**, 1100 4<sup>th</sup> St, Westwego
  - RPC provided match for LDEQ Cleanup Grant
  - Redevelopment in progress
- David Drive Incinerator Site**, 300 David Drive, Metairie
  - Phase I Assessment- RPC
  - Phase II Assessment & Cleanup Plan through JP Program
- Mt. Hermon Development Site**, 4001, 403, 4005 Hwy 90W, Avondale
  - Phase I & II – LDEQ Targeted Brownfield Assessment Program
  - Redeveloped as a Racetrack Fueling Site
- Former Bennigan's Restaurant**, 3434 Veterans Mem. Blvd, Metairie
  - Phase I & II Assessment through JP Program
  - Redeveloped as Buffalo Wild Wings



### New Orleans Sites - Current

**St. Margaret's at Mercy** (Former Lindy Boggs Medical Center),  
301 North Jefferson Davis Parkway

- Phase I and Phase II Work Plan- New Orleans Program
- Phase II Implementation & Cleanup Plan- RPC Program
- UST Removal- LDEQ Grant
- Asbestos Abatement – EPA Grant & New Orleans Program Loan  
(Loan Deadline: Sept. 30, 2013)



### New Orleans Sites - Current

**Bayou Treme Center** (former St. Rose de Lima Cathedral & School),  
2533, 2539 & 2546 Columbus St and 2541 & 2545 Bayou Rd

- Phase I & II Assessment
- Working with BTC on Lead & Asbestos Abatement
- Proposed Redevelopment: Charter School Incubator, Artists' Space & Business Services, Community Meeting Space
- Hosted recent Food Truck Rally Event



### New Orleans Sites - Upcoming

**Former Schwegmann's**, 4400 Woodland Highway, Algiers

- Former Gas Station Site
- Phase II/ UST Removal

**643 Seguin Street**, Algiers

- Former Gas Station Site
- Phase I Assessment under New Orleans Program
- Phase II Assessment and Phase I Update



### New Orleans Sites - Completed

**Faubourg Treme Housing Sites**  
2515 D'Abadie St, 1656-58 N. Dorgenois St, 1672 Rousselin St,  
2425-27 St. Bernard Ave, 1669 N. Miro St, 1724 N. Tonti St

- Phase I Assessments for HUD Funding

**Garden on Marais**, 4600 Marais St. (near Industrial Canal)

- Phase I & II Assessment
- No Further Action Letter from LDEQ
- Community Garden Site



### Success Story: Falstaff Brewery

**Location:** 2600 Gravier Street, New Orleans, LA  
**Size:** 8 acres

**Site History:**

- Brewery Closed in 1978; Site left vacant
- Phase I ESA conducted in Aug. 2005 in preparation for site purchase; Paid for by RPC Brownfield Assessment Grant
- Extensive Asbestos Containing Materials, Lead-Based Paint, and Solid Waste throughout 7-Story Structure
- Falstaff Properties I LLC purchased property and cleaned up contamination

**Success Status:**

- Opened in 2008
- Currently at 95% Occupancy
- Mixed-Use Residential & Commercial Property
- Includes Affordable Housing Units

*After:* 

*Before:* 


### Plaquemines Parish Sites

**Freeport McMoran Site**, 28310 Highway 23, Port Sulphur


- Phase I Assessment completed
- Future Development?

**Jefferson Lake Canal Site**, 25076 LA Hwy 23, Plaquemines Parish

- Phase I Assessment Pre-Katrina - RPC
- Phase II Assessment Pre-Katrina - EPA Targeted Brownfield Assessment
- Phase I & II Update After Katrina - EPA Targeted Brownfield Assessment
- No Further Action Letter from LDEQ



**St. Bernard Parish Sites**



**Former Kaiser Aluminum Landfill Site**, Adjacent to St. Bernard Port & Chalmette Battlefield

- Phase I Assessment completed
- RE-Powering America's Land – Renewable Energy Feasibility Study
- Additional assessment will depend on reuse

**Former Incinerator and Main Yard Site**, 3940 Paris Road, Chalmette

- Phase I and II ESAs completed
- Reuse plan developed

**Old Paris Road Landfill**, 5039 Paris Road, Chalmette

- Phase I and II ESAs completed prior to the storm;
- Reuse plan developed for recreational park
- Parish was in the process of purchasing the various parcels in 2005

**Available Property: Chalmette Industrial Site**




**Location:** River Road, Chalmette, St. Bernard Parish, LA  
Adjacent to St. Bernard Port, Chalmette Battlefield & Mississippi River


**Size:** 40 acres

**Asking Price:** Potential Donation TBD on Site Use/ Redevelopment

**Contact:** Rick Sisk, TRC (Site Owner)  
713.244.1027 / [rsisk@trcsolutions.com](mailto:rsisk@trcsolutions.com)

Formerly owned by Kaiser Aluminum ; used for disposal of aluminum manufacturing waste, aka Spent Potliner (SPL). Roughly 15 acres comprises the SPL waste & is a RCRA capped surface impoundment. Currently site is Regulatory Closed (Louisiana DEQ) with no post-closure obligations. Property is fenced & maintained (mowing & drainage). TRC is open to exploring any reuse opportunities, can assist in securing 'Re-Use' designations & will retain environmental liability in-perpetuity.

**St. Tammany Parish Sites**



**Former Concrete Plant**, 109 Bayou Lane, Slidell

- Phase I Assessment completed in 2004
- Additional assessment dependent on reuse

**Former Public Operations Facility**, 2321 Bayou Lane, Slidell

- Phase I Assessment completed in 2004
- Additional assessment dependent on reuse

**Covington Ox Lots**, throughout downtown historic Covington

- Phase I Assessment completed in 2004

**Potential Sites:**

- Looking at the areas where RPC is also doing transportation projects:
  - Olde Towne Slidell
  - US190 Corridor in Slidell/ Gause Blvd around I-10 Interchange

**Technical Assistance**




Let us help you navigate projects through the environmental process



**Redevelopment Resources**




- Louisiana Site Selection Database: [www.louisianasiteselection.com](http://www.louisianasiteselection.com)
- Jefferson Parish Econ. Dev. Commission (JEDCO): [www.jedco.org/](http://www.jedco.org/)
- New Orleans Business Alliance: <http://nolaba.org/>
- New Orleans Redevelopment Authority: <http://www.noraworks.org/>
- St. Tammany Economic Development Foundation: [www.stedf.org/](http://www.stedf.org/)
- Greater New Orleans Inc.: <http://gnoinc.org/>

**Notes for Commissioners**



- Funding and Technical Assistance Available at the Local, State and Federal Levels
- Identifying Sites in St. Bernard, Plaquemines, St. Tammany and Tangipahoa Parishes
- Identifying Sites in St. Charles & St. John the Baptist Parishes (through SCPDC)
- Contact with Organizations/ Gov't Departments for Outreach Presentations



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