



# Brownfields Assessment Pilots

## South Central Planning and Development Commission, LA

### BACKGROUND

EPA has selected the South Central Planning and Development Commission (SCPDC) of Louisiana for a Brownfields Assessment Pilot. The SCPDC also was selected to receive additional funding for assessments at brownfields properties to be used for greenspace purposes. SCPDC (population 330,197) includes mostly small urban and rural communities in Assumption, Lafourche, St. Charles, St. James, St. John the Baptist, and Terrebonne Parishes, the City of Thibodaux, the Towns of Grammercy, Golden Meadow, Lockport, and Lutcher, and the Village of Napoleonville. Historically, the area prospered from abundant natural resources, rich estuaries, marine and freshwater fisheries, animal fur and hides, oil and gas, and a network of waterways, including the Mississippi River and the Gulf of Mexico Intracoastal Waterway. Changes in the business patterns of the region have left south central district parishes with unemployment rates ranging from 3 to 10 percent. The area poverty rate varies between 15 and 28 percent.

SCPDC has targeted a former municipal waste site in the City of Thibodaux (population 14,431) for this Pilot. Thibodaux is the largest incorporated municipality in the south central district. The former waste site, called the Audubon Avenue Target Area, occupies 17.87 acres and was donated to the city in the early 1990s, 30 years after it closed. The target area is in a state Enterprise Zone. A 6-acre portion of the property was chosen as the potential site for the Bayou Country Children’s Museum, and the city wants to expand its Martin Luther King Playground on the remaining 11 acres. Limited preliminary environmental assessments of the site have indicated the possibility of contamination.

### OBJECTIVES

SCPDC’s primary objective is to redevelop the Audubon Avenue site into a children’s museum and playground. To accomplish this objective, SCPDC plans to conduct public outreach and awareness activities,

### PILOT SNAPSHOT



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**Date of Announcement:**  
May 2002

**Amount:** \$ 200,000

**Greenspace:** \$ 50,000

**Profile:** The Pilot targets a former municipal waste site in the City of Thibodaux for redevelopment as a children’s museum and expansion of a city playground. This project will serve as a model for future projects in the South Central Region.

### Contacts:

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Visit the EPA Region 6 Brownfields web site at:  
<http://www.epa.gov/earth1r6/6sf/bfpages/sfbfhome.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
[www.epa.gov/brownfields](http://www.epa.gov/brownfields)

conduct a detailed Phase II site assessment of the target area, plan and estimate costs for site cleanup, and design an acceptable reuse plan. In addition, Pilot funds will be used to identify potential brownfields sites and rank them, conduct Phase I site assessments on six of these sites, and conduct Phase II site assessments on two of the six Phase I sites. The Audubon Avenue site will provide a model for other sites in the south central district.

## ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Establishing and conducting public outreach through the Thibodaux Brownfield Pilot Committee;
- Conducting a detailed Phase II assessment, developing a cleanup plan, identifying cleanup funding sources, and developing a reuse plan for the Audubon Avenue site;
- Developing a report and presentation using the Audubon Avenue Target Area project as a model for redevelopment of brownfields sites throughout the region;
- Establishing a Regional Brownfields Coalition;
- Identifying and ranking potential brownfields sites in the South Central Region; and
- Conducting Phase I assessments on six sites in the region and Phase II assessments on two priority sites from this group.

*The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.*