

### SPROULL PROPERTY

Biomedical Research Foundation of Northwest Louisiana  
Cleanup Grant

## Biomedical Research Facilities Expanding on Brownfields in Louisiana

<b>ADDRESS:</b>	2127 Kings/3124 Mansfield Road, Shreveport, LA 71103
<b>PROPERTY SIZE:</b>	1.14 acres
<b>FORMER USE:</b>	Former diner, paint store, paint production factory
<b>CURRENT USE:</b>	Vacant, awaiting redevelopment
<b>EPA GRANT RECIPIENT:</b>	<b>PROJECT PARTNERS:</b>
The Biomedical Research Foundation of Northwest Louisiana received an \$85,955 Brownfields Cleanup Grant for hazardous substances in 2005.	Northwest Regional Council of Governments; City of Shreveport; Shreveport Green; Louisiana Department of Environmental Quality



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's:  
**Envirofacts** - [www.epa.gov/enviro/html/bms/bms\\_query.html](http://www.epa.gov/enviro/html/bms/bms_query.html)  
**Enviromapper** - [www.epa.gov/enviro/bf](http://www.epa.gov/enviro/bf)

### PROJECT BACKGROUND:

The former Sproull Property is located in a severely disadvantaged area, surrounded by ten neighborhoods that are eligible for community development block grants. The cleanup of the site will help prevent the release of contaminants to nearby residents. In September 2002, the Biomedical Research Foundation purchased the property from a private owner with the vision to remediate the property and include the area in the expanding research facilities of its InterTech Science Park. Prior to the Foundation's purchase, the diner, paint store, and paint factory had been closed and boarded up for several years. Other prior businesses in the area had also been closed or abandoned. With the property adjacent to other Biomedical Research Foundation properties, the purchase of the property was ideal for expanding the Foundation's InterTech Science Park.

### KEY ACCOMPLISHMENTS:

- The approximately \$147,000 funding for cleanup was provided through the U.S. Environmental Protection Agency Brownfields Cleanup Grant program and the Biomedical Research Foundation.
- Cleanup on the site was completed, which included asbestos abatement inside and outside the building, as well as the demolition of all structures on the property.
- The Biomedical Research Foundation is engaged in project planning for development at the site with a clinical diagnostic laboratory and pathology testing company.



Former Sproull Site cleaned up and ready for reuse.

### OUTCOME:

Cleanup at the property was completed in August 2007, which helped prepare the site for redevelopment opportunities. The interior and exterior of the building were abated for asbestos, which included air monitoring for protection to the surrounding community. After cleanup of the building and property, all of the structures on the property were demolished, including the removal of the paving and parking areas to help prepare the property for future redevelopment. The funding to complete remediation at the site was shared by the Environmental Protection Agency Brownfields Cleanup Grant program and the Biomedical Research Foundation (\$60,500 for assessment, cleanup, and redevelopment). This property is located within the Foundation's InterTech Science Park and will be incorporated into a larger development parcel. The Foundation is engaged in project planning with a clinical diagnostic laboratory and pathology testing company for development at the property. The \$25 million project will include an 80,000 - 100,000 square foot facility and a parking structure, employing approximately 300 staff members. The project is currently in preliminary design stages and will need to receive final approval and funding before a completion date is set. If the project stays on track, the project is estimated to be completed by the end of 2010.