



BOTTLE ART LOFTS

LAFAYETTE, LOUISIANA

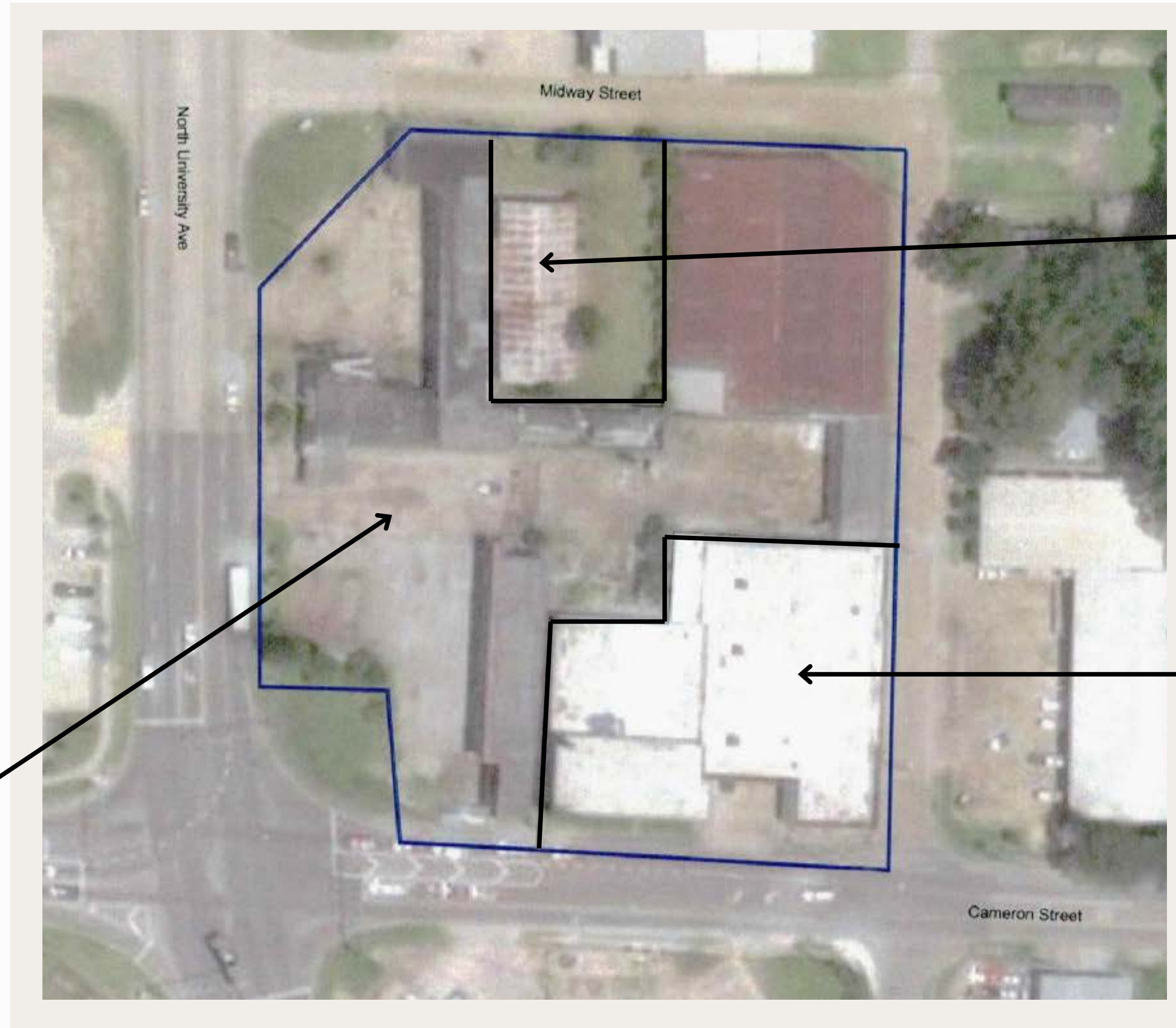
An entire city block at the historic “Four Corners” neighborhood in Lafayette now serves the community as a housing development with affordable units for creatives, art gallery, shared art studio, and community garden space.

HISTORY

- Situated at the intersection of University Ave. and Cameron St.
- Three contiguous parcels, different uses and owners
- An interested developer partnered with Acadiana Planning Commission to begin environmental assessments using local Brownfield funding
- The Phase I ESAs were completed in March 2019

Former Motel

- Developed around 1940 as motel/cabins
- Former location of Acadian Courts Motel and LESSPAY Motel
- Became dilapidated and crime-ridden
- Vacant at the time of the Phase I ESA



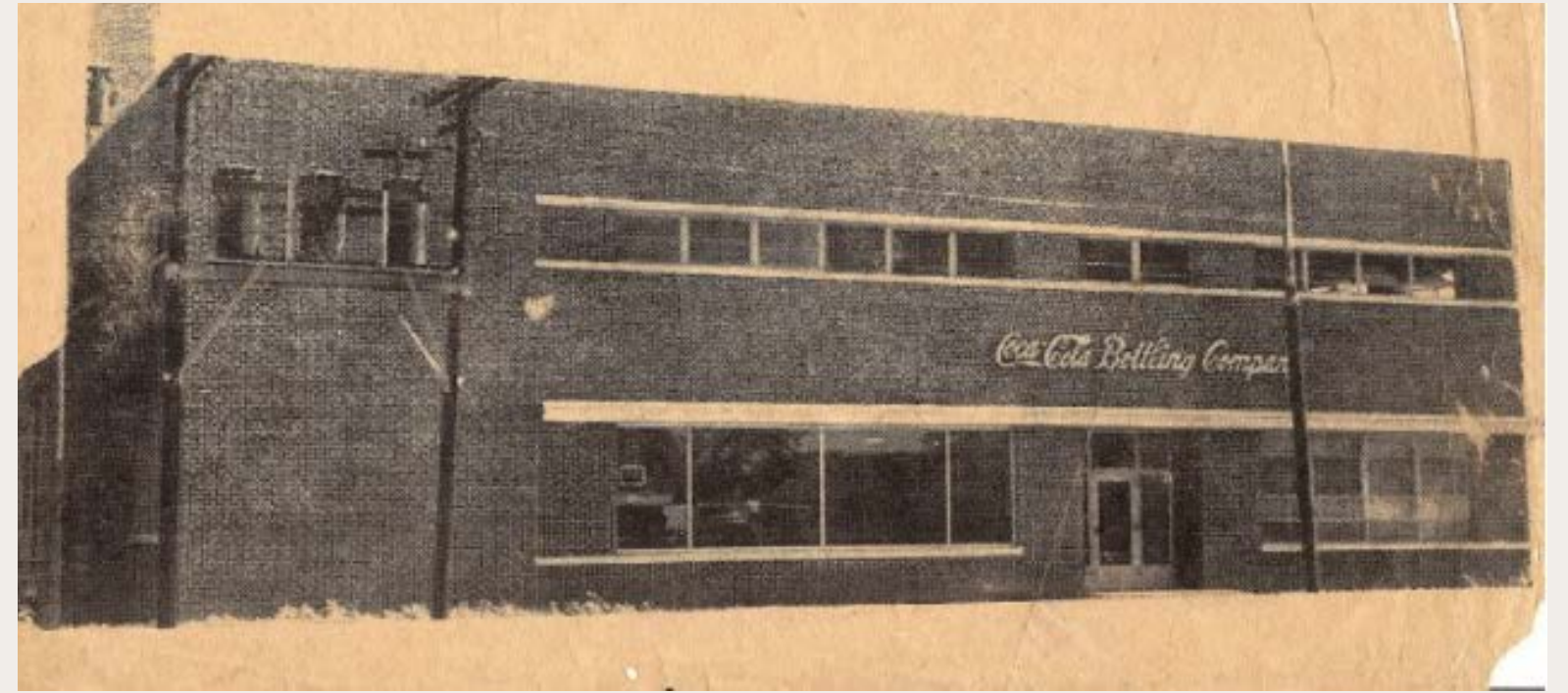
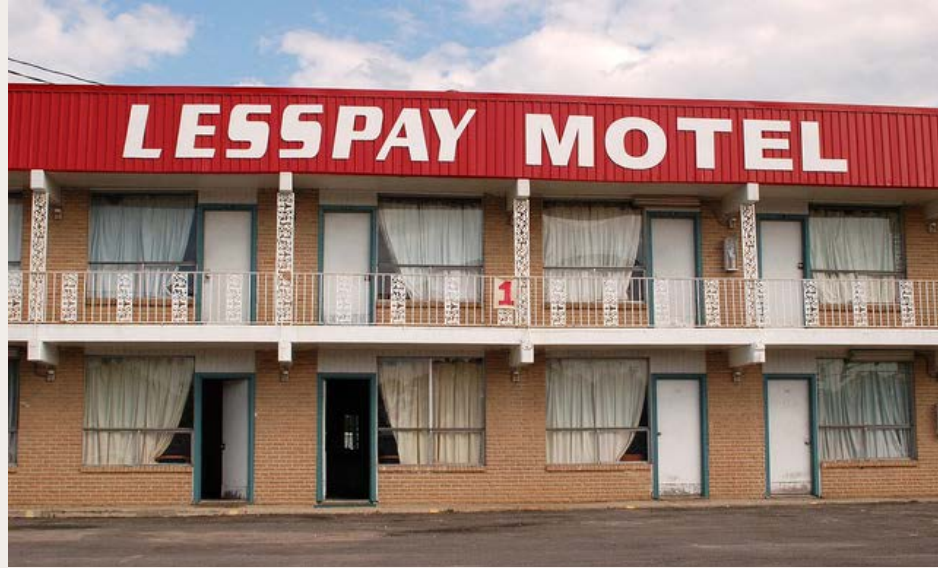
Former Boat Shed

- Built in late 1940's as Elberson Boatworks
- Former property owner associated with the engineering team of the Higgins Boats in World War II and numerous Boat patents are associated with the site
- Vacant at the time of the Phase I ESA

Former Coca-Cola Bottling Plant

- Built in 1946 by the Lake Charles Coca-Cola Bottling Company and was operated as the Lafayette Coca-Cola Bottlers until 1972
- Operated as a furniture store until 1994
- Used as storage of blind and awning manufacturing materials at the time of the Phase I

HISTORICAL PHOTOS



PHASE I ESA FINDINGS

Recognized Environmental Conditions

- 1 Potential chemical releases associated with dry-cleaning operations, equipment storage, and paint spray areas on the western portion of the site
- 2 Potential chemical releases associated with historical industrial boat building and maintenance operations on the northern portion of the site
- 3 Potential chemical and petroleum releases from historical industrial bottling plant operations and associated UST on the eastern portion of the site. Noted areas of concern included a paint spray area, boiler room, and staining near drains and cracked cement flooring throughout the building
- 4 Potential petroleum releases from historical service station operations and associated USTs and historical ASTs with known releases and soil impacts on the southern surrounding property

Business Environmental Risks

- 5 Potential asbestos containing building materials and lead-based paint throughout structures on site based on the age and condition of the structures

