



Gulf Coast Scrap and Salvage
Harvey, Louisiana

Assistance through the Regional Planning Commission
Assessment Grant & LDEQ made this transformation possible.

BEFORE



Former zinc galvanizing operations for small ferrous metal parts began at 800 Peters Road in Harvey as far back as the 1930s, with Haywilk Galvanizing formalizing in 1955. Operations continued until August 2004 when the plant was closed. In anticipation of potentially selling the site, the owners performed a Phase II environmental assessment in February 2005 which revealed soil and groundwater contamination at the site. The site then sustained significant damage during Hurricane Katrina in 2005, leaving much of the building in severe disrepair. The property remained vacant as the owners worked through the environmental process and tried to recover from devastation.

Seeing the site's potential, Gulf Coast Scrap and Salvage was interested in redeveloping the large warehouse to accommodate their growing fabrication business. They conducted a Phase I environmental assessment in 2011 to satisfy their due diligence requirement and All Appropriate Inquiry. It revealed contamination and Gulf Coast Scrap approached the Regional Planning Commission (RPC) and Louisiana Dept. of Environmental Quality's (LDEQ's) Brownfield Programs to see if the site would qualify for assistance. With RPC's and LDEQ's assurance to help see the project through, Gulf Coast Scrap purchased the site and all parties moved forward with the necessary investigations and cleanup. RPC and LDEQ worked with EPA's Targeted Brownfields Assessment Program and helped Gulf Coast Scrap navigate LDEQ's Voluntary Remediation Program (VRP) which was critical to readying the site for reuse. With Brownfield assessments and

AFTER



cleanup planning conducted under EPA's and RPC's Brownfields Programs and LDEQ's technical assistance, Gulf Coast Scrap and Salvage addressed the contamination by removing contaminated soil from the site. In addition, under the VRP which allows non-responsible parties to leave contamination in place if the exposure pathway is addressed, Gulf Coast Scrap was able to issue a conveyance notice to prevent the groundwater from being used at the site, alleviating a costly groundwater remediation which would have made the project economically unfeasible. Gulf Coast Scrap and Salvage received an LDEQ Certificate of Completion in July 2018.

The property was redeveloped in stages as assessment and cleanup work continued. Gulf Coast Scrap used a variety of materials from buildings they deconstructed in the region including I-beams, siding, metal staircases and large warehouse doors. Gulf Coast Scrap also installed a permeable surface parking lot with a bioswale to assist with stormwater drainage. The total value of the revitalization efforts topped \$1.5 million. The property now includes the restored warehouse for Gulf Coast Scrap's fabrication operations, a portable office building and surface lots for storage - most notably for materials from other sites that are awaiting being repurposed for their next iteration of use. In addition to hiring local workers, the company also provides a community benefit by participating in Angola Prison's Re-entry Program to provide former inmates with training and jobs to help aid in their transition back into the community to help reduce recidivism.