

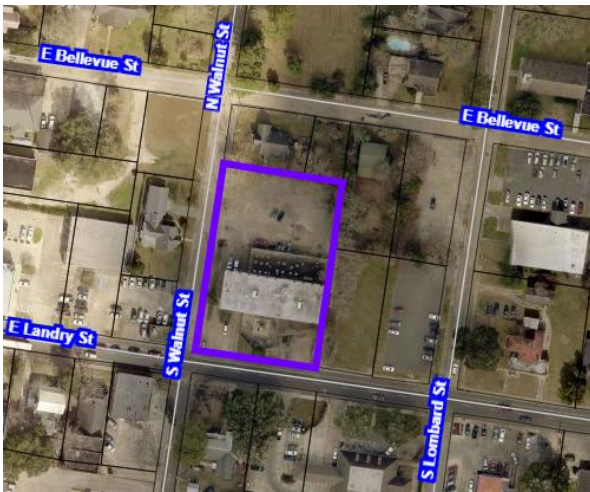
# Community Reuse Visioning Session

## Former New Life Center Property, 411 E Landry, Opelousas, Louisiana

### October 30, 2019

#### Introduction

On October 30, 2019, the City of Opelousas, St. Landry Economic Development, Acadiana Planning Commission, and Kansas State University – Technical Assistance to Brownfields (KSU TAB) conducted a meeting to solicit community input on possible reuse ideas for the property at 411 E. Landry Street in Opelousas, Louisiana. The St. Landry Parish Assessor identifies this property as Parcel 9100012360, in Block 8 of the Original Town of Opelousas.



[St. Landry Parish Assessor website, 2019]



[Google Maps, Street View, 2019]

The subject property is a former hotel, constructed in 1958. Now owned by the City of Opelousas, the vacant property was last used as a women’s shelter, the New Life Center. An EPA contractor completed a Phase I Environmental Site Assessment in October 2019, documenting the likely presence of asbestos-containing material and lead based paint.

#### Meeting Summary

St. Landry Parish Economic Development hosted the Community Reuse Visioning Session at the offices located at 5367 Interstate 49 South Service Road in Opelousas. Mr. Bill Rodier, Executive Director, began the meeting at 4:00 p.m. and introduced the purpose of the meeting and the evening’s speakers. Julius Alsandor, Mayor of the City of Opelousas, welcomed the audience (36 attendees) and spoke of the opportunity for the community to work together to improve not just the subject property, but the whole City. Scott Nightingale, KSU TAB, then briefly explained how the property is a brownfield, the need for public input, and the role of the attendees in the reuse visioning session.

Chad LaComb, Acadiana Planning Commission, provided a brief overview of the former New Life Center property. Mr. LaComb, along with KSU TAB Partner Jesse Silverstein, introduced the results of redevelopment discussions on October 29<sup>th</sup>, 2019 with three distinct community focus groups – Banking & Finance; Healthcare & Education; Local Government. Based on ideas generated from these focus groups, three poster boards had been prepared with possible reuse ideas for the subject property. Mr. LaComb requested the attendees visit each poster board to learn about the proposed reuse ideas, then cast votes for the ideas they most liked or disliked, using the provided sticky notes. (See attached photos.)

Following the discussion of reuse ideas and the community voting, everyone reconvened for final questions and comments. Mr. LaComb explained the steps going forward regarding redevelopment of the former New Life Center property. This included a discussion of matching the property reuse desired by the community with available investment resources. Local officials thanked the community members for participating; the meeting ended at about 6:15 pm.

### Results of Community Voting

Photographs of the event, taken by Rebecca Otte (Louisiana Department of Environmental Quality), are found below, along with a table summarizing the results of the voting. Reuse options receiving the most “Yes” votes included Mixed-Use Housing; Health Services; Food Incubator/Commercial Kitchen; and Co-Working Space. The reuse option receiving the most “no” votes was Subsidized/Low-Income Housing.



October 30, 2019

Photo 1: Chad LaComb, Acadiana Planning Commission, provides information to Opelousas community members regarding the former New Life Center property.



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Photos 2 and 3: Opelousas community members cast votes, using sticky notes, for their favorite (or least favorite) reuse ideas for the former New Life Center property.







October 30, 2019  
Photo 4: Thirty-six (36)  
community members attended  
the Community Reuse Visioning  
Session.

**Community Reuse Visioning Session - October 30, 2019**  
**Former New Life Center, Opelousas, Louisiana**

**COMMUNITY  
 VOTES**

Yes	No
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**EDUCATION AND COMMUNITY OPTIONS**

Community Center	4	
Public Library/Computer Lab		3
Makers Space	4	
Food Incubator/Commercial Kitchen	9	
Music Venue/Theater	2	3

**COMMERCIAL/PUBLIC SERVICE OPTIONS**

Co-working Space	9	1
Commercial Office Space		1
Health Services	12	1
Child Care Services		1
Non-Profit Offices	5	

**HOUSING OPTIONS**

Mixed-Use Housing	17	
Senior Housing/Assisted Living	2	
Artist Housing	5	
Subsidized/Low-Income Housing		12
Market Rate Housing	1	