

# Economic Benefits

## OF BROWNFIELD REDEVELOPMENT

*When brownfields are successfully redeveloped, local businesses thrive and new business open, providing new jobs for locals and housing to match; larger tax bases provide funding for important public amenities; and market demand for compact development is met.*

**\$38** private dollars leveraged, on average, for every dollar in grant funding from DEED's Contamination Cleanup and Investigation grant program

**5 - 11.5%**

increase in nearby residential property values after redevelopment

greenfield development occupies an average **2-4 TIMES** more land than infill development

**11,197**

jobs leveraged by EPA's nationwide Brownfield Program in Fiscal Year 2018



### Block 518

Block 518 transformed an underutilized downtown block into high-density office, commercial, residential, and a parking ramp over 1.4 acres. The development includes a 7-story office, 5-story office, 5-story mixed use building, and a parking ramp. Block 518 created 414 full-time jobs, an upgrade from 18 prior to redevelopment. The tax base increased by \$525,375. The redevelopment led to a greater diversity in commercial and residential uses, spurring investment in adjacent properties and revitalizing the Mankato City Center.

Find references and our full report at [www.mnbrownfields.org](http://www.mnbrownfields.org)

Our mission is to promote—through education, research, and partnerships—the efficient cleanup and reuse of contaminated lands as a means of generating economic growth, strengthening communities, and enabling sustainable land use and development.

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# Environmental Benefits

## OF BROWNFIELD REDEVELOPMENT

*When brownfields are successfully redeveloped, energy is distributed and used more efficiently; car trips become shorter and less frequent; and undeveloped greenspace – critical to habitat connectivity, biodiversity, climate resilience, and carbon-sequestration – is preserved.*

# 43 - 67%

reduction in vehicle miles traveled as a result of infill development

### INFILL DEVELOPMENT PROVIDES **DUAL BENEFIT**

by minimizing energy consumption and transportation-related emissions while preserving carbon-sequestering greenspace.



# 32%

reduction in per capita carbon dioxide emissions where brownfields are redeveloped instead of greenfields



### Allianz Field, St Paul

Allianz Field is the new home of the Minnesota United FC. The 21 acre site required the installation of a vapor mitigation system, the excavation of unregulated fill, and the capping of a 520-foot deep water well. Allianz Field is sustainability-minded, seeking to achieve redevelopment goals for density, sustainability, and vibrant spaces. The field includes an innovative storm water recovery system that helps to conserve more than 2.8 million gallons of water per year.

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# Community Benefits

## OF BROWNFIELD REDEVELOPMENT

*When brownfields are successfully redeveloped, neighborhoods become more connected; the health risks associated with air and water pollutants and inactivity decrease; and transportation options for non-drivers become more widely available.*

Infill development on brownfield properties can encourage **PHYSICAL ACTIVITY, DAILY FACE-TO-FACE INTERACTIONS, AND COMMUNITY PARTICIPATION.** These are essential resources for combating social isolation, depression, and the cognitive challenges associated with age.



**\$30 billion**

annual economic impact of air-pollution related health impacts in Minnesota alone

**11 million**

Americans living within one mile of a **Federal Superfund Site**



### Capitol Region Watershed District

The Capitol Region Watershed District (CRWD) adopted green building principles including stormwater management, energy efficiency, and material reuse from the previous building. The CRWD wanted to develop a new office, educational facility, and semi-public green spaces for community members. The project utilized wood from invasive species harvested in St. Paul in much of the building design. The CRWD also includes a unique stormwater recycling system, using rain collected from the roof to flush toilets, rinse sample bottles, and for interactive exhibits.

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