Changing the Face...

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Vice President & Senior Economist
The role of brownfields tools in enhancing sustainability through redevelopment:

- Environmental Benefits
- Economic Benefits
- Social Benefits
Resource Restoration & Conservation

- Mitigate and remove polluted sites from neighborhoods
- Remove individual and cumulative sources of surface water and groundwater pollution
- Enable sustainable redevelopment design
Stormwater Runoff
(Percent Reduction for Brownfields)

- Seattle
- Minneapolis-St. Paul
- Emeryville
- Baltimore
- Dallas
- Average

Minimum
Maximum
Cleaner Air & Less Green House Gases

- Mitigate and remove polluted sites from neighborhoods
- Remove individual and cumulative sources of surface water and groundwater pollution
- Enable sustainable redevelopment design
Air Pollutant Emissions
(NOx, CO, HC: Pounds Per Capita Per Year)

- Seattle
- Minneapolis-St. Paul
- Emeryville
- Baltimore
- Dallas
- Average

Lbs. Per Capita Per Year

Conventional vs. Brownfields
Responsible Land Use

• 1 ac infill corresponds to 4.5 ac greenfields “saved”

• Brownfields densities are several multiples of suburban densities (est @ 15 DU/ac)

• 40% of brownfields sites redeveloped as residential or mixed residential

• 82 cities project that 2.8 million people can be accommodated on brownfields sites (US Conference of Mayors’ Survey)
Vehicle Miles Traveled
(Miles Per Capita Per Day)

<table>
<thead>
<tr>
<th>City</th>
<th>Conventional</th>
<th>Brownfields</th>
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<tbody>
<tr>
<td>Seattle</td>
<td>20</td>
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<td>Minneapolis-St. Paul</td>
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<td>Dallas</td>
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<tr>
<td>Average</td>
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USEPA Brownfields Program

Jobs Leveraged = 102,740
Acres made available for new use = 47,049

(as of October 2014)
Economic Benefits
Blight removal
Now small business incubator, offices
New businesses 15
New employment 32
New payroll $1.1 million

Fiscal Impacts
City sales tax revenue: $12,200
County sales tax revenue: $2,400
Property Tax Increment $35,000
Economic Impacts

Public Investment
Land acquisition
Street improvements
Fee waivers
Financial modeling

Public Rate of Return
Investment $550,000
Direct Revenue 2.2%
Direct & Indirect Revenue 10.0%
Social Benefits

- Land preservation, restoration, & recycling
- Enhanced living conditions
- Improved employment access
- Blight removal/Neighborhood renewal
- Community wealth building
- Greater housing choices
Lorenzo Park – Centennial, CO
Former Manufacturing Facility

• Former Brick Manufacturing site

• Housing Construction:
  • Phase I - 53 units total
  • Phase 2 - 54
  • 20% set aside for 80% median

• Catalyst site for industrial area in transition
Mine Tailings

- Former Gold Mill Site
- Housing Construction:
  - Single-story, ranch and multi-family town homes
  - 850 units at build out
  - 1,500sf to 2,000sf, 3-bed
- Formerly barren land
Landfill/Dump

- Former burn & fill
- Housing construction:
  - Neighborhood Park
  - Building site ready for 54 units
  - Market rate attainable housing planned
Brightfields

- Buckley Landfill, Aurora, CO
- Waste Water Treatment Plant, Rifle, CO
- Marshall Landfill, Boulder, CO
Thank You!

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