

Changing the Face...



Changing the Face...of the Place

The role of brownfields tools in enhancing sustainability through redevelopment:

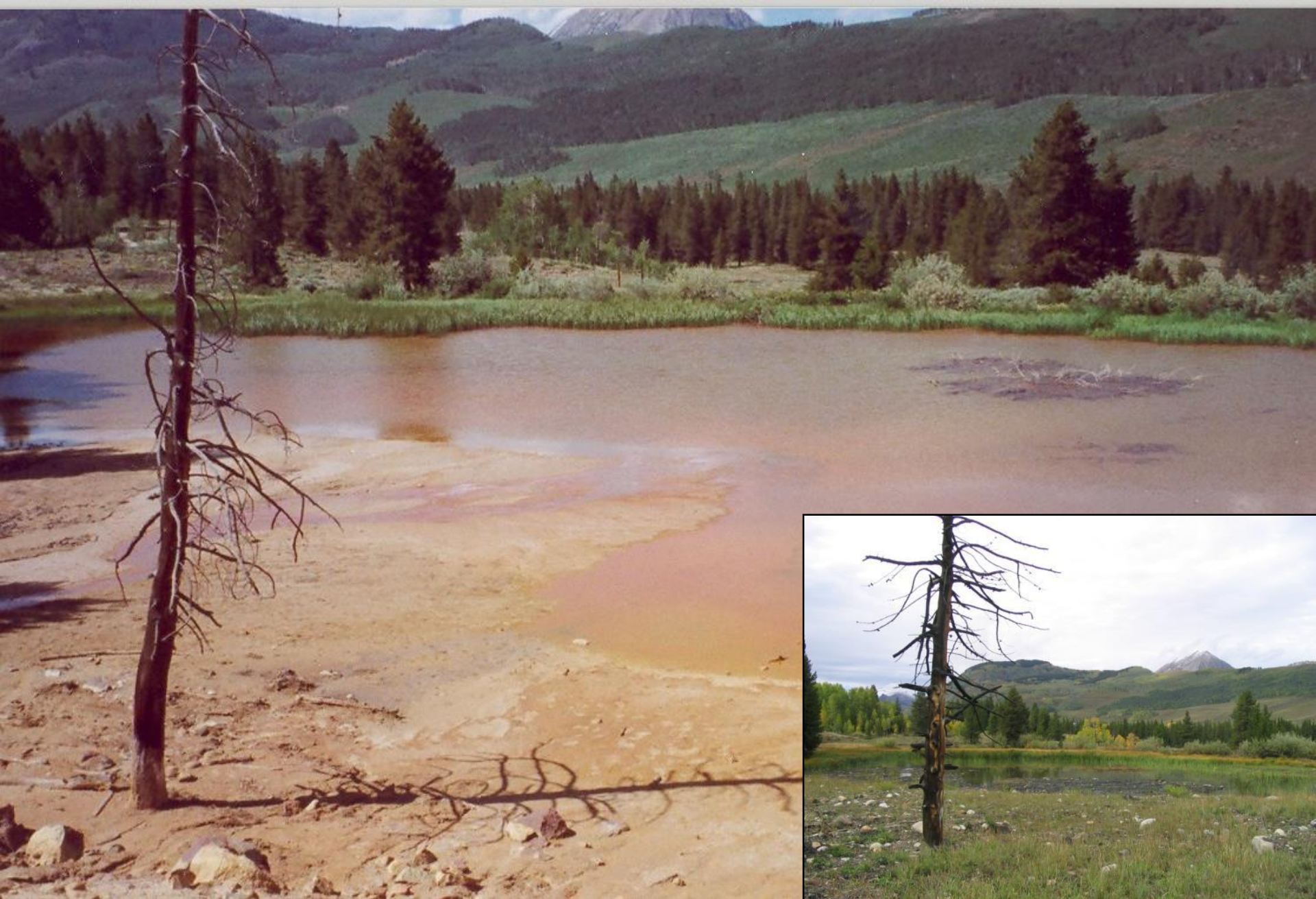
- Environmental Benefits
- Economic Benefits
- Social Benefits

Resource Restoration & Conservation

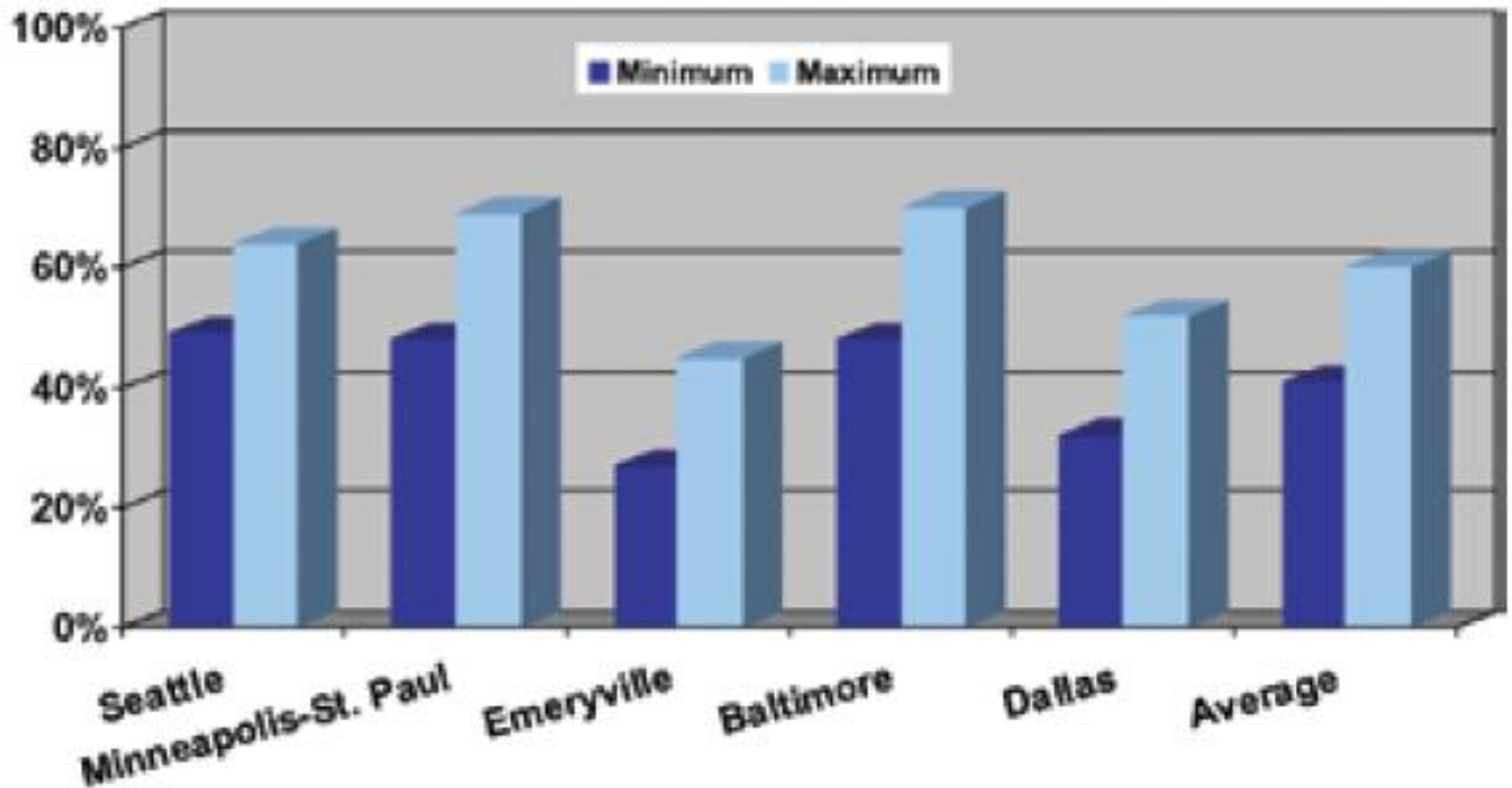
- Mitigate and remove polluted sites from neighborhoods
- Remove individual and cumulative sources of surface water and groundwater pollution
- Enable sustainable redevelopment design







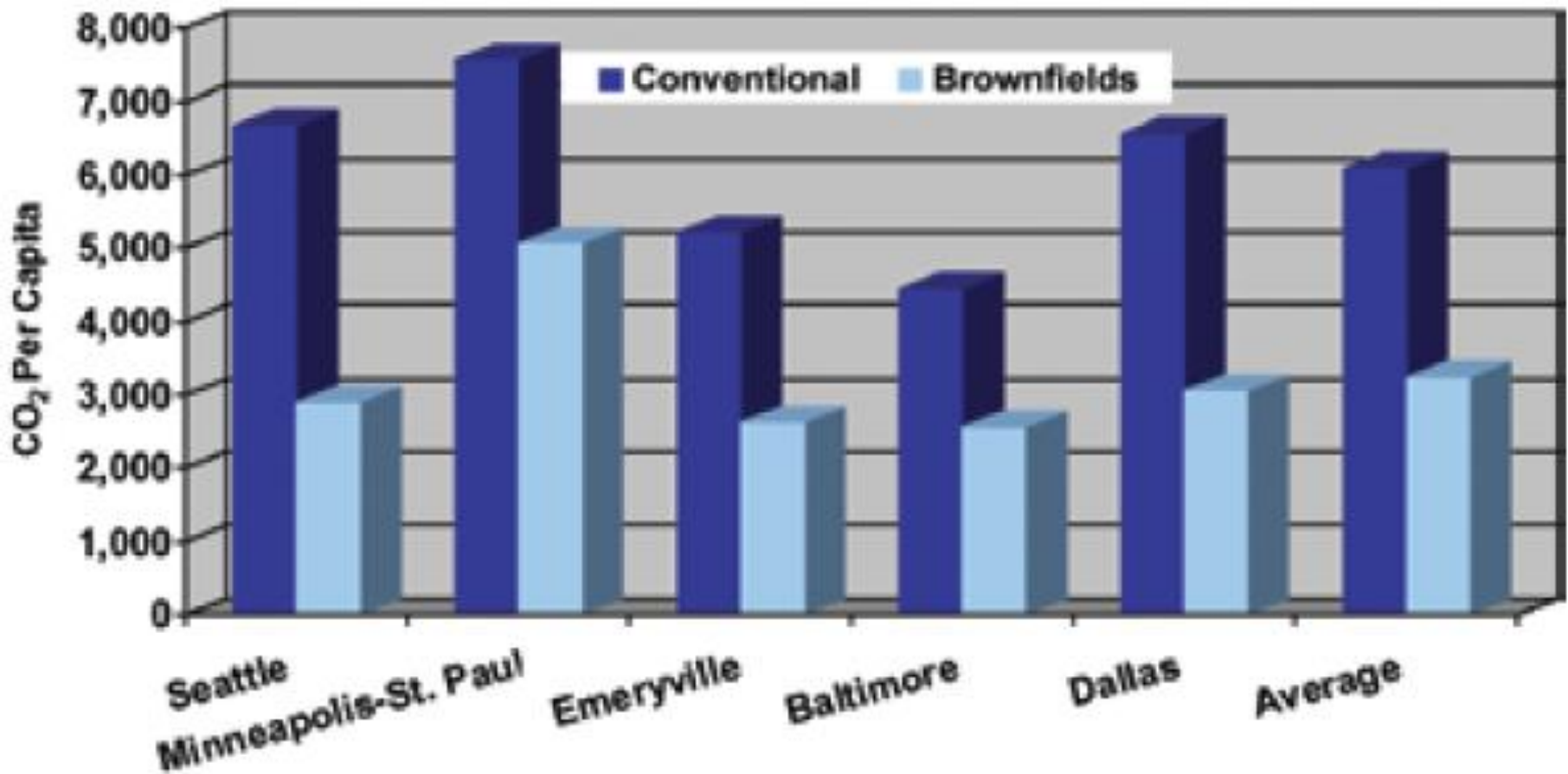
Stormwater Runoff (Percent Reduction for Brownfields)



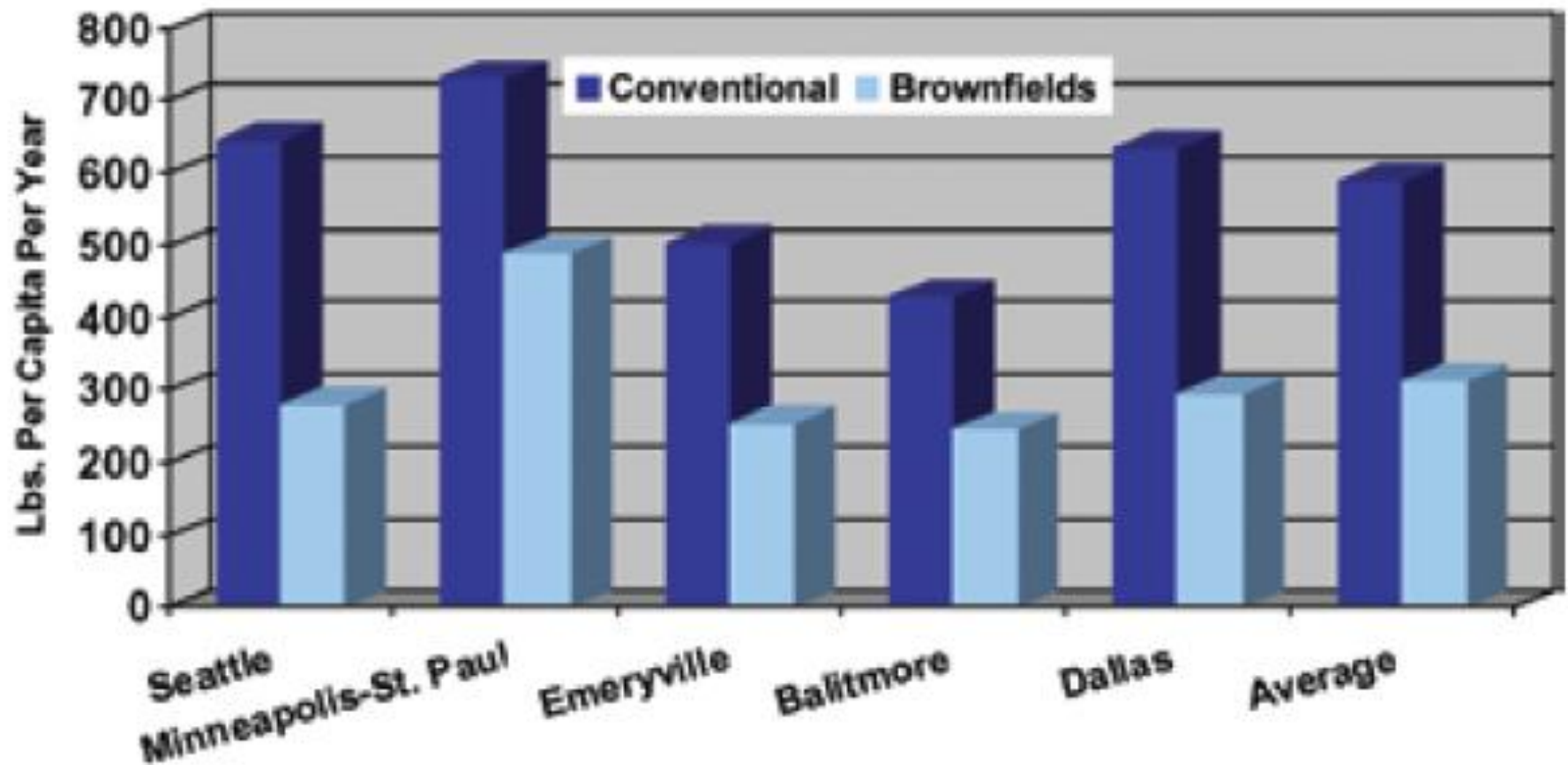
Cleaner Air & Less Green House Gases

- Mitigate and remove polluted sites from neighborhoods
- Remove individual and cumulative sources of surface water and groundwater pollution
- Enable sustainable redevelopment design

Carbon Dioxide Emissions (Pounds Per Capita Per Year)



Air Pollutant Emissions (NOx, CO, HC: Pounds Per Capita Per Year)



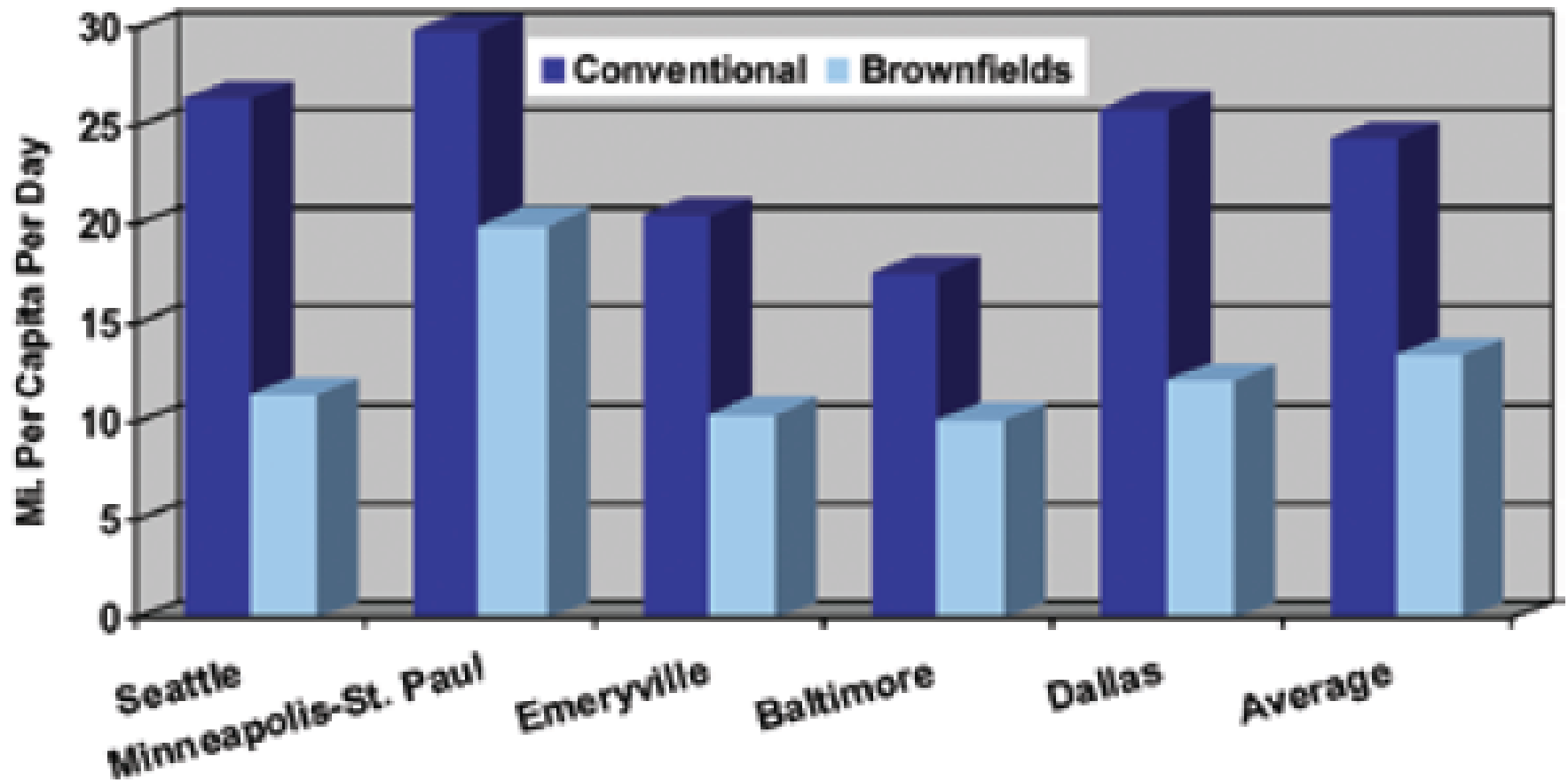


Responsible Land Use

- 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)



Economic Impacts

USEPA Brownfields Program

Jobs Leveraged = 102,740

Acres made available for new use = 47,049

(as of October 2014)

Economic Impacts



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



Kingsborough Park - Aurora

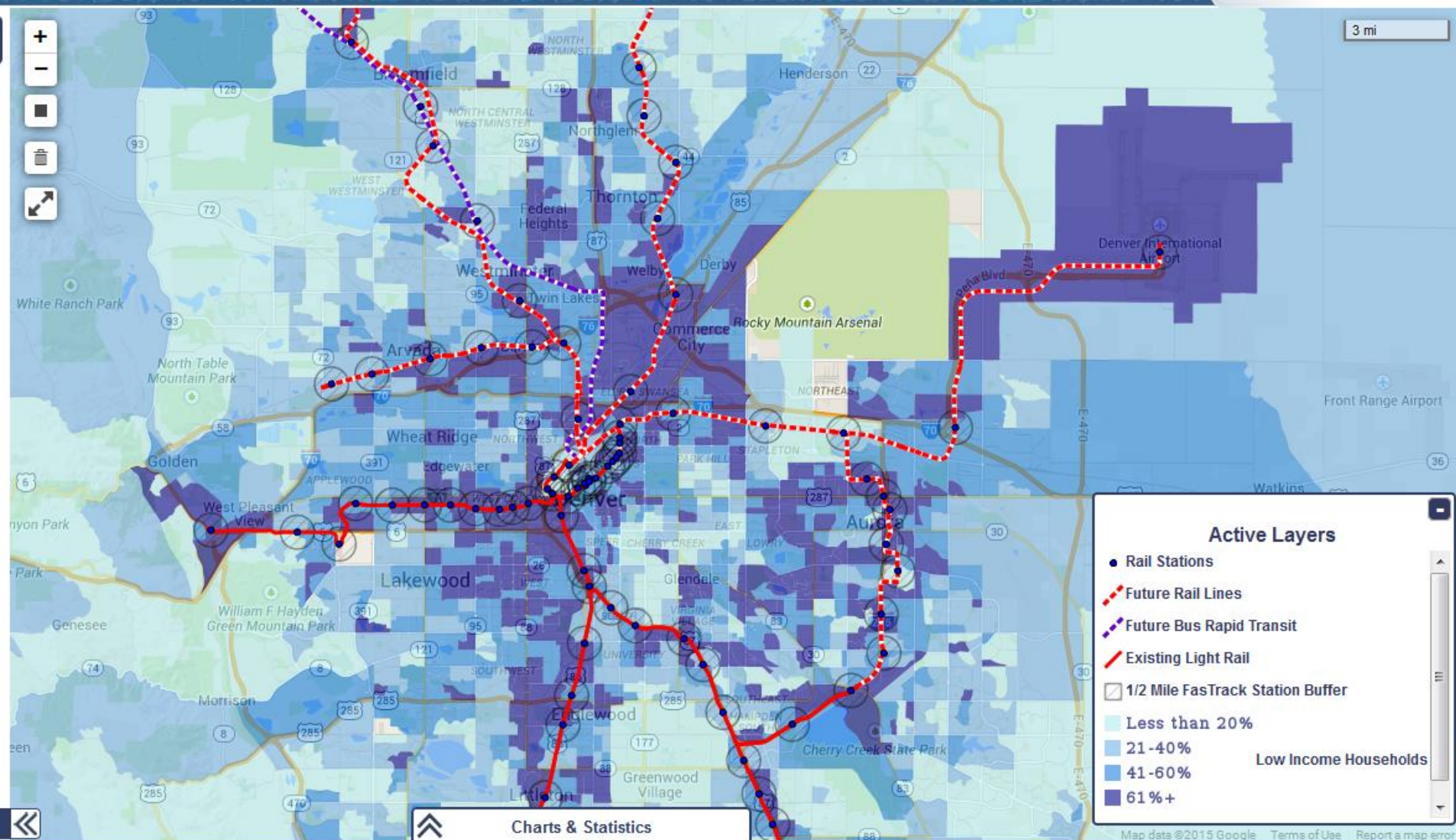
Lorenzo Park – Centennial, CO



DENVER REGIONAL EQUITY ATLAS

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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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