

August 2008

Issue: 4

Brownfields Bulletin


[Join Our Mailing List!](#)

Benefits of Brownfields Redevelopment

Properties classified as brownfields pose difficulties for local public officials but also offer opportunities for future reinvestment. Many properties are in prime locations, have infrastructure facilities, and could be redeveloped. At the same time, parcels remain unused for long periods of time, possibly because of the costs associated with remediation and/or a fear that purchasing the property will involve major legal and other expenses. Nevertheless, some cities have moved ahead in redeveloping brownfield parcels.

The visual benefits of redeveloping a brownfields property are obvious. There are many other ways that a community benefits from redeveloping these underutilized or abandoned sites.

Redeveloping brownfield properties protects the environment, reinvigorates communities, jump-starts local economies, preserves greenspace, and prevents urban sprawl. Among the potential benefits most often realized are tax base growth, job creation, and neighborhood revitalization. According to a survey conducted by the US Conference of Mayors, "two-thirds of the survey respondents estimated that if their brownfields were redeveloped, their cities would realize additional tax revenues in the range of \$955 million - \$2.7 billion annually. In addition, 168 cities estimated that more than 675,000 jobs could potentially be created on former brownfield sites". According to the Northeast-Midwest Institute, every \$1 spent in public investment leverages a total of \$8, and additionally adds jobs and creates tax revenue.

According to a George Washington University study, one acre of brownfields redeveloped corresponds to 4.5 acres of greenfields "saved". The push to 'Go Green' is not just about energy conservation. Public opposition to greenfield development has led to increased restrictions, forcing businesses and venture capitalists to seek other options. Recent changes in environmental regulation have made brownfield redevelopment a very attractive alternative for developers and entrepreneurs.

Brownfield site redevelopment can provide communities an opportunity to build a tax base, and rejuvenate decaying infrastructure while companies establish a good rapport with the community and revitalize depressed urban areas. There are also many monetary benefits to reutilizing brownfields:

- Limited environmental liability for clean up actions on future owners
- Public sector assessment and clean up cost coverage
- Infrastructure (utilities, water, etc.) already in place at many brownfields
- Satisfaction from saving green space and revitalizing property

A community committed to sustainability and green growth is attractive to the professional workforce. Redeveloping brownfields into greenspace with parks, trails, and recreation areas is a great selling point for any community.

Stanley Consultants

The Stanley Consultants environmental team includes engineers, environmental scientists, and planners actively engaged in brownfield redevelopment projects across the country. Many brownfield properties offer a higher potential for successful redevelopment due to their location in already developed areas with existing utilities and access to established amenities. Contact Stanley Consultants today to find out how you can be part of these opportunities for growth.



Click above to visit
Stanley Consultants website

If you would like more information on brownfield redevelopment funding opportunities, or grant writing please contact Cynthia Quast, P.E., Brownfields Redevelopment Department Manager at quastcindy@stanleygroup.com or 319.626.5316.

[Forward email](#)

 **SafeUnsubscribe®**

This email was sent to morrowjanet@stanleygroup.com by morrowjanet@stanleygroup.com.

[Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Email Marketing by



Stanley consultants | University of Iowa | Oakdale Research Park | 2658 Crosspark Road, Suite 100 | Coralville | IA | 52241