



**RECLAIMED.
REMEDIATED.
REIMAGINED.**



WHERE NEW LIFE
THRIVES
ON FORMER BROWNFIELD SITES

TWIN CITIES REIMAGINED SITES

From businesses large and small, to residential spaces, to recreational parks and fields, former Brownfield sites around the Twin Cities have been safely converted for the benefit of their communities.

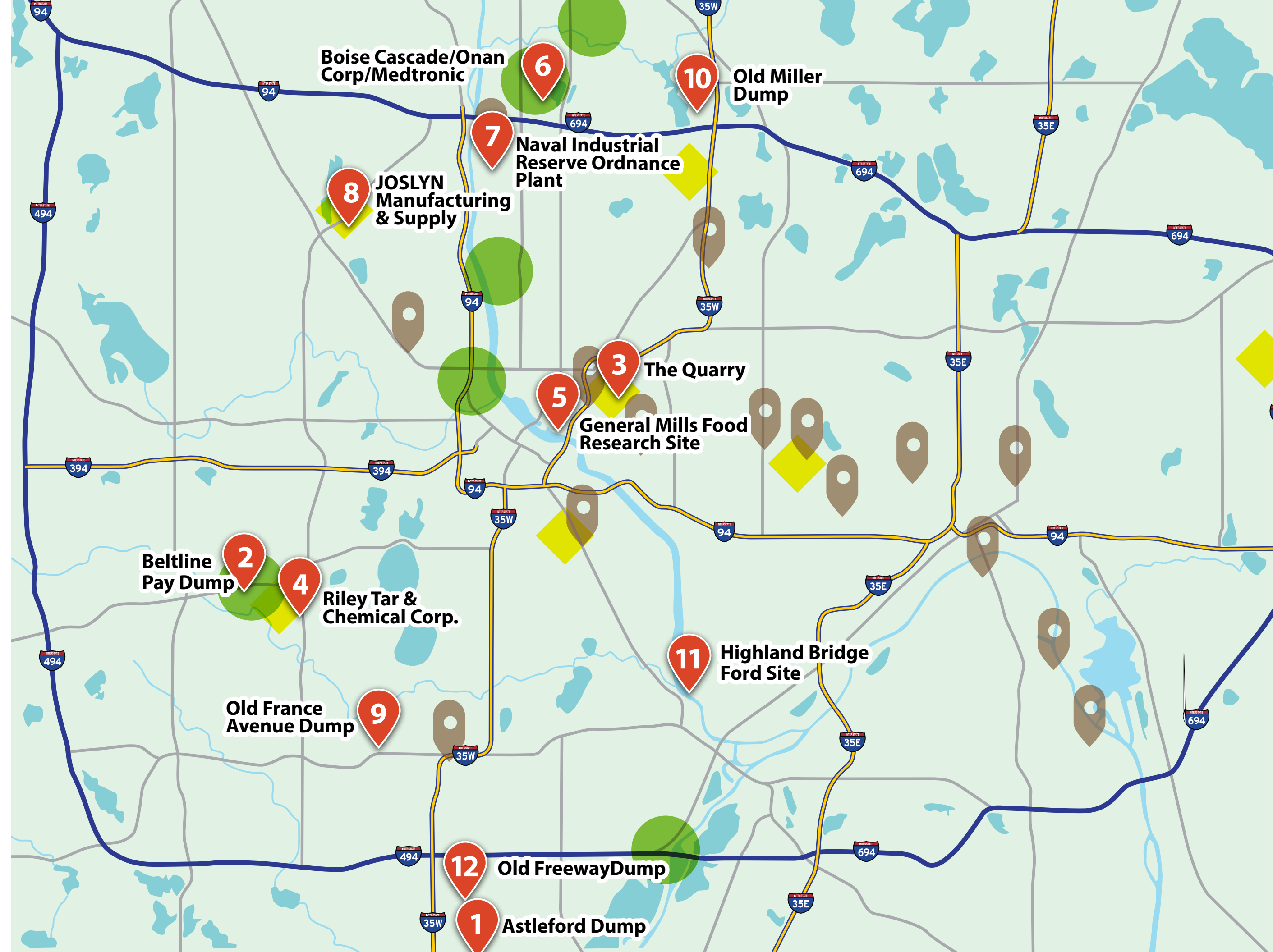
These examples, from just a few acres in size to hundreds of acres, prove that with the right people and the right plan for the right site everybody wins.

SITES

1. Astleford Dump
2. Beltline Pay Dump
3. The Quarry
4. Reilly Tar & Chemical
5. General Mills Food Research Site
6. Boise Cascade/Onan Corp/Medtronic
7. Naval Industrial Reserve Ordnance Plant
8. JOSLYN Manufacturing & Supply
9. Old France Avenue Dump
10. Old Miller Dump
11. Highland Bridge Ford Site
12. Old Freeway Dump

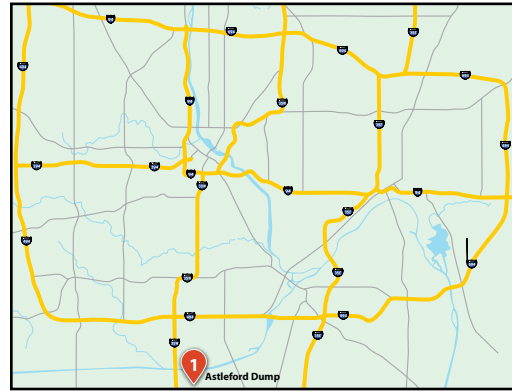


For more information visit BetterForBurnsville.com



1 | ASTLEFORD DUMP SITE

WALSER EXPERIENCED AUTOS • BURNSVILLE DODGE • SELF STORAGE



Cliff Road & Hwy I-35 W
Burnsville

Acreage unknown



THEN

- 1960s-1965 (est)
- > EPA Superfund site
- > Contaminants included:
VOCs, SVOCs, GRO, DRO,
and RCRA Metals

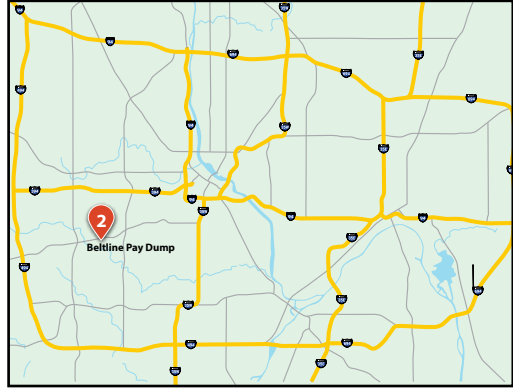
NOW

- > Archived EPA superfund site:
does not require any clean up
action or further investigation
at this time
- > Walser Auto
- > All-State Self-Storage
- > Dodge of Burnsville



2 | BELTLINE PAY DUMP

PARK NICOLLET HEALTH CAMPUS



Excelsior Blvd. & Hwy 100
St. Louis Park

15 acres



THEN

1950-1959

- > Contaminants included:
Household waste, ash, methane
- > Not on EPA National Priorities List

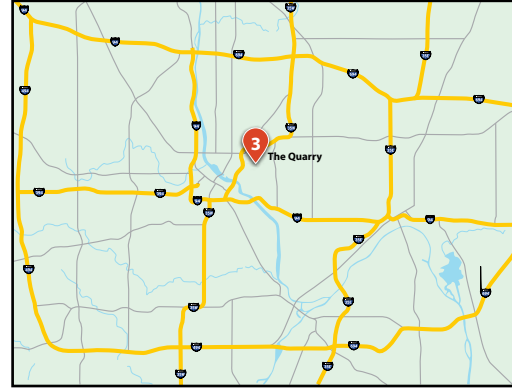
NOW

- > Park Nicollet Health Clinic & parking ramp
- > AAA
- > Site fully vented & regularly monitored



3 | THE QUARRY

HOME DEPOT, CUB FOODS, TARGET, SHOPPING CENTER



35W & New Brighton Blvd
Minneapolis

42 acres



THEN

1930s-1980s.

- > Quarry mining, truck terminals, sandblasting operations, automotive repair and chemical manufacturing
- > Contaminants included: petroleum hydrocarbons, chlorinated solvents, PCBs, coal slag

NOW

281,421 Square-Foot Shopping Center

- > Home Depot
- > Cub Foods
- > Target
- > Huntington Bank
- > T-Mobile
- > US Postal Service



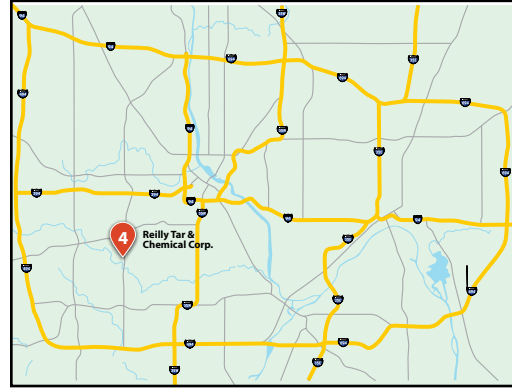
"The site was contaminated enough that it would have fallen under other mandatory provisions for cleanup had Ryan not agreed to take part in the cleanup. At the time, MPCA didn't have enough money to go into all such areas destined for Superfund status and clean them up. The Quarry would have been given Superfund list priority had Ryan not made the deal. The site would have been on the state Superfund list, but probably low on the list."

From The Quarry: A Planning and Development History of the Northeast Minneapolis Retail Center; July, 2008



4 | REILLY TAR & CHEMICAL

PARK AND RECREATION, MULTI-HOUSING, COMMERCIAL



Louisiana Ave. & Hwy. 7
St. Louis Park

90 acres



THEN

From 1917 to 1982

- > Coal tar distillation and wood-preserving facility
- > Contaminants included: polycyclic aromatic hydrocarbons (PAHs)

NOW

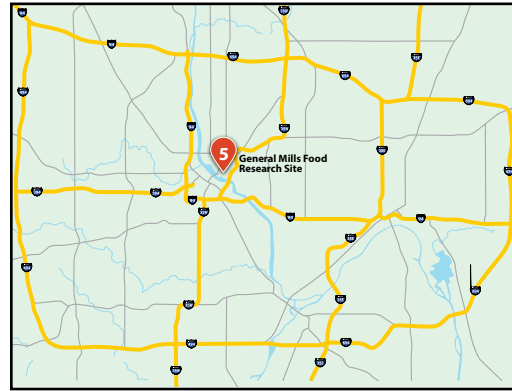
Louisiana Oaks Park

- > Walking trails, playground, athletic fields and events pavilion
- Rental, condominium and apartment complexes
- Commercial businesses
- > As of Oct. 2022: 12 on-site businesses
- > Est. 153 employees
- > Est. \$23M in annual sales revenue
- > Park Tavern, Twin Cities Periodontics



5 | GENERAL MILLS FOOD RESEARCH SITE

SMALL BUSINESS INCUBATOR



2010 E. Hennepin Ave
Minneapolis

7 acres



Houses over 50 small businesses,
with 260 employees; generating
\$16M in annual sales.



THEN

1930 – 1947/1962

General Mills food research facility

- > Contaminants included: toxic solvents, VOCs and other byproducts from food and chemical research found in area soils and ground water

NOW

Since 2013:

Small Business Complex & Incubator

- > B&W Specialty Coffee
- > FOCI Minnesota Center for Glass Arts
- > B.T. McElrath Chocolatier
- > Minnesota Independent Living Services
- > Marlaine Cox Metalworks
- > Est. 260 employees
- > Est. \$16M in annual sales



B.T. McElrath Chocolatier



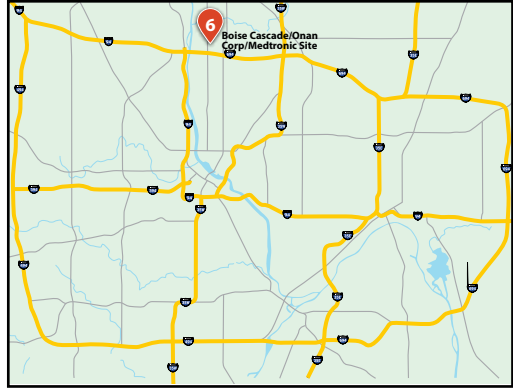
B&W Specialty Coffee



FOCI Minnesota Center
for Glass Arts

6 | BOISE CASCADE/ONAN CORP/MEDTRONIC

COMMERCIAL & LIGHT INDUSTRIAL BUSINESSES



73rd Ave NE & Hwy 65
Fridley

184 acres



THEN

1921 - 1961

- > Lumber processing/treatment site.
- > Contaminants included: creosote and PCP-impacted soil, buried waste drums

NOW

Commercial & Light industrial Businesses

- > Medtronic
- > Cardiac Rhythm Management Office
- > Murphy Warehouse Co
- > Cummins Power
- > Vallen Distribution

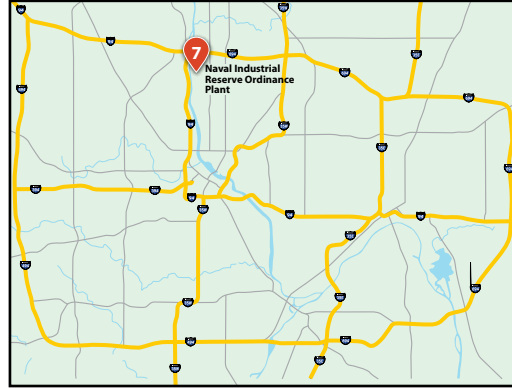


As of 2017, businesses provided an est. 3000 jobs for a combined value of over \$81.4M; and generated over \$3.1M in total property taxes.



7 | NAVAL INDUSTRIAL RESERVE ORDNANCE PLANT

NORTHERN STACKS INDUSTRIAL PARK



Hwy 694 & East River Road
Fridley

83 acres



THEN

1940 - 1980

- > Weapons manufacturing
- > Contaminants included: Chlorinated solvents, VOCs, trichloroethene (TCE), tetrachloroethylene (PCE) and trichloroethane (TCA) in soil, groundwater & surface water

NOW

Northern Stacks Industrial Park

- > Seven mixed use commercial & light industrial businesses (2019)
- > Businesses employ est 1,366 people, generate \$501M in annual sales revenue.
- > Properties valued at \$83M and generate est. \$2M in annual property taxes.
- > Forgiven Star Brewery

7
BUSINESSES

1.3K+
EMPLOYED

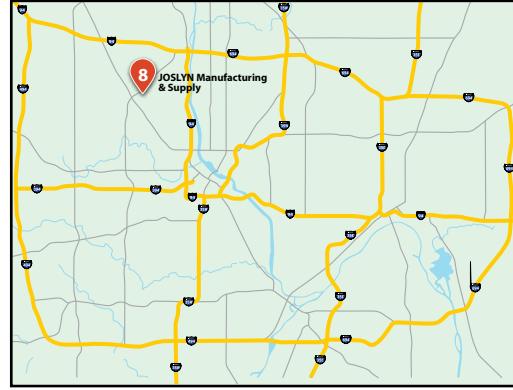
\$501M
ANNUAL SALES
REVENUE

\$2M
PROPERTY TAX
REVENUE



8 | JOSLYN MANUFACTURING & SUPPLY

TWIN LAKES BUSINESS PARK



Hwy 100 & Lake Breeze Ave
Brooklyn Center

40 acres



THEN

1920s -1980

- > Multiple companies operated a wood-treating facility on the site
- > Contaminants included:
buried process sludge
& wood-treating agents

NOW

Twin Lakes Business Park

- > Caribou Coffee Corp HQ
- > Berkshire Transportation
- > Supply Technologies LLC
- > Wagner Spray Tech

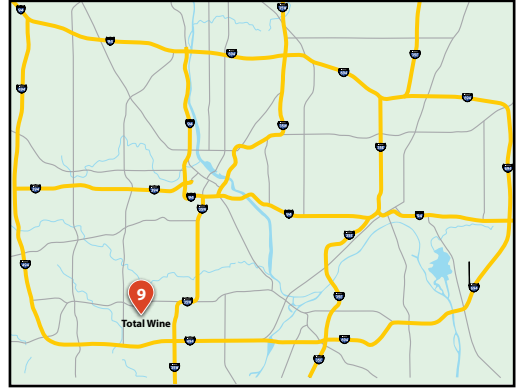
As of 2015:

- > 10+ businesses with
- > Est. 291 employees
- > Est. \$56M in sales
- > \$952,000 in local property taxes



9 | OLD FRANCE AVENUE DUMP

MIXED RETAIL, TOTAL WINE, TRADER JOE'S, WORLD MARKET



Hwy. 494 & France Ave
Edina

Acreage unknown



THEN

1962-1992

- > Public trash/waste
- > Contaminants included: arsenic, selenium, methane, benzene
- > 1995 VRAP (Voluntary Response Action Plan) partnership between Developers, Circuit City and MPCA
- > Remediation at no cost to public

NOW

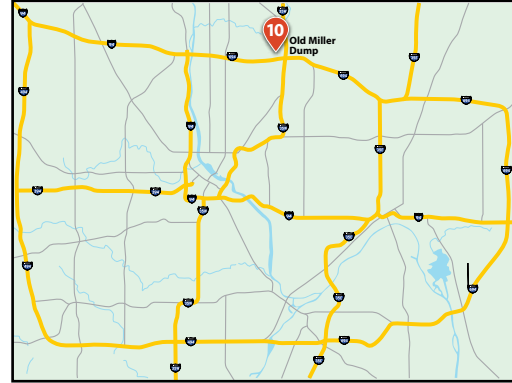
Mixed Retail

- > Trader Joe's
- > World Mart
- > Total Wine
- > Marshall's
- > Viking Contractors
- > New Horizon Academy



10 | OLD MILLER DUMP

NEW BRIGHTON EXCHANGE



NW Corner Hwy 35W & 694
Saint Paul

50-60 acres



Received 2016 ReScape Award
for Community Impact

Minnesota Brownfields 2016



THEN

- > Open 1940s-1960s
- > Contaminants included:
Garbage, debris, methane
& other gases

NOW

Ongoing Mitigation:
Landfill gas collection system
Cap/Monitor

Current businesses:
Cardiovascular Systems, Inc.
Home Services Insurance
TÜV SÜD America

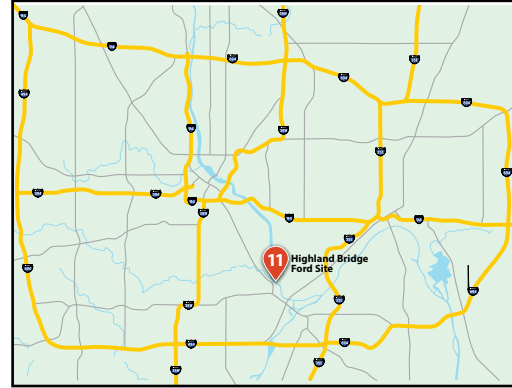


--- New Brighton Exchange
— Old Miller Dump



11 | FORD ASSEMBLY PLANT

HIGHLAND BRIDGE DEVELOPMENT



Ford Parkway
Saint Paul

122 acres



THEN

1925 - 2011

- > Auto/truck manufacturing
- > Contaminants included: waste solvents, PCB, VOC, paint sludge, oils

NOW

Mixed-Use, Multi-family,
Affordable Housing, Single Family,
Senior Living, Retail, Office, Healthcare

Groundbreaking: July 2020

3,040 Units — Market-Rate Housing
760 Units — Affordable Housing
265,000 SF — Office
150,000 SF — Retail, 50,000 SF — Civic Space
55+ Acres — Public & Greenspace





Black Dog Trail



Allstate Self Storage

Cliff Rd

Walsler Experienced
Autos Burnsville
Used car dealer

Subaru
Car dealer

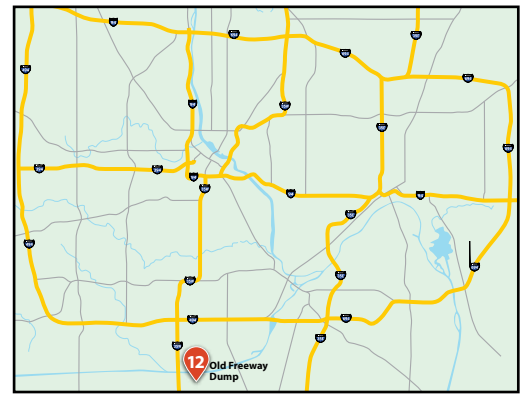
Embassy Rd

W 121st St

IN DEVELOPMENT

12 | OLD FREEWAY DUMP

PROPOSED SITE FOR SUITE SHOTS GOLF ENTERTAINMENT COMPLEX



Hwy 35 & Cliff Road
Burnsville

27.5 acres

THEN

1960 - 1969

- > Landfill
- > Household waste, construction debris
- > Contaminants included: PFAS, 1,4-dioxane, vinyl chloride, and heavy metals

NOW

Chalet Golf

- > Dump closed for 54 years
- > Active groundwater monitoring wells



SALES AND TAX IMPACT:

- > Proven revenue-generating model
- > New city and school district tax revenue
- > Loyalty programs and memberships for sustained growth

EMPLOYMENT IMPACT:

- > Up to 200+ employees
- > Est. 70 full-time/100 part-time
- > Est. 14 management/professional
- > Career opportunities

FUTURE

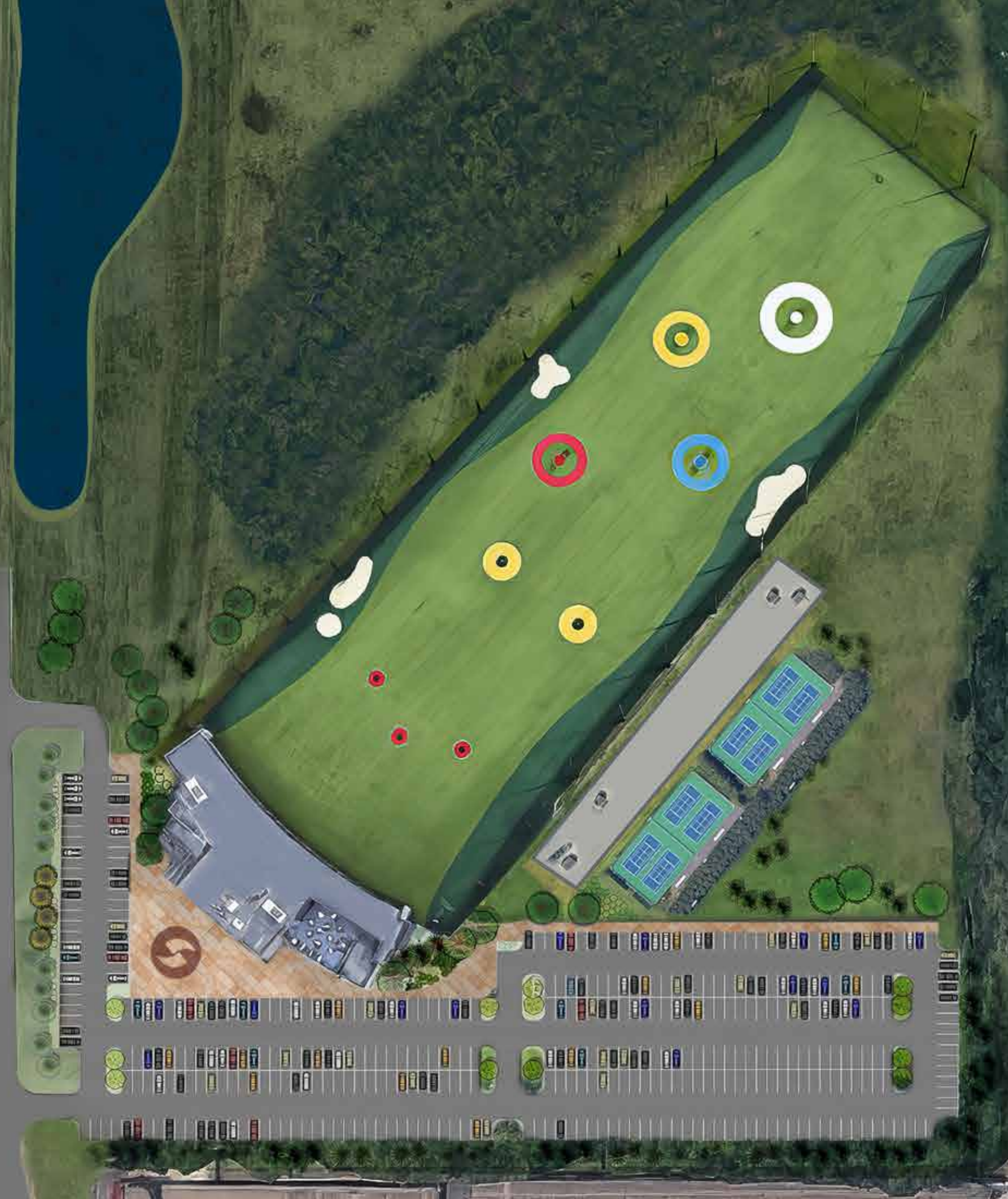
Suite Shots

- > Suite Shots state-of-the-art, 4-season golf driving facility
- > Pickle-palooza Pickleball
- > Mini-golf
- > Landfill gas control systems in place



Pickleball Courts

For more information visit BetterForBurnsville.com



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