

Ford Site Redevelopment

**Location:**

Saint Paul, MN

Services:

Sustainable Return on Investment
Business Case, Site Design, and
Development Planning & Analysis

Client: City of Saint Paul, MN

Project Description

The City of Saint Paul retained Impact Infrastructure to conduct economic analyses on a major urban redevelopment project to inform public guidance around the private Ford Motor Company-owned project. Two distinct studies analyzed stormwater infrastructure alternatives and multimodal transportation alternatives. The analysis utilized the Sustainable Return on Investment (SROI) analysis methodology and Life-Cycle Cost Analysis (LCCA) to account for the economic, social, & environmental impacts, and was used to prove the business case of green stormwater features as well as transit oriented/active transportation designs. For this 135 acre site along the banks of the Mississippi River, the goal is to develop a livable, mixed use neighborhood that looks to the future with clean technologies and high quality design for energy, buildings and infrastructure.

Impact Infrastructure used AutoCASE software as a means to prove the business case of incorporating a higher concentration of green stormwater features in support of the vision to create a connected, livable and green site. By considering a broader range of big-picture social and environmental benefits accrued during the project life, including improved water quality, enhanced recreational opportunities, and flood risk reduction, amongst others, a more complete characterization of value for each stormwater scenario was realized.

For the multimodal transportation alternatives analysis, possible investments include transit such as light rail, streetcar, and BRT, as well as new roadway alignments, signalling, complete streets, traffic calming measures, recreational areas and pedestrian and bike pathways. In this case, consulting services were provided to identify the economic consequences of two design cases comparing a more traditional site master plan versus one that provides additional public amenities and encourages cycling, walking, and transit ridership. Using best-practices and Federal cost-benefit guidelines the SROI analysis identified and monetized a broad-range of economic, social, & environmental impacts and benefits relating to the investments, including: time savings, reduced emissions, accident avoidance, congestion reduction, active transportation health benefits, recreational values, amenity values streetscape improvements, flood risk reduction, and heat mortality risk reduction, amongst others. The analysis objectively proved that the various enhancements indeed provided positive public benefits.