

Catalysts for Eco-Industrial Development

Michael Krause

Green Institute

Minneapolis, Minnesota

Eco-Industrial Projects in Minnesota

- Bassett Creek Valley – aging industrial area targeted for redevelopment
- Humboldt Industrial Area – expanding industrial area with impacts on residents
- Midway Industrial Area – large industrial area losing jobs, impacted by mixed uses from new transit development
- East Phillips – brownfields and low-income community with high unemployment

Common Elements

- Erosion in the vitality of the existing industrial sector
- Conflict between industry and other land uses, e.g. residential, recreational
- Critical mass of community, government and business leadership

Precursors to an Eco-Industrial Network

- Stormwater management district
- Area-wide energy planning
- Catalyst organization acting as a convenor
- Catalyst site becomes a focal point for eco-industrial redevelopment

Phillips Eco-Enterprise Center

- 6,400 square metre office-light industrial facility on central brownfield site
- Advanced green building technologies
- Non-profit development corporation working with businesses, local government and neighborhoods

Phillips Eco-Enterprise Center

- Sets a higher standard of expectations for industrial businesses
- Sends market signals about the kind of businesses a community wants
- Acts as “connective tissue” among different sectors
- Can serve as a resource center and provide technical assistance