

## References

- Adams, C. W., & Renkert, D. B. (2004). "Land pooling: Landowner-driven assembly and entitlement maximize economic and ecological value". *Urban Land*, 63(6), 72-76.  
Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>  
Defines land pooling and readjustment (LP/R), a concept which has been around at least since the 1960s, and identifies approaches to and benefits from its current implementation to combat sprawl.
- Alfaro, E., Gámez, M., & García, N. ANN+GIS: An automated system for property valuation. *Neurocomputing*, Volume 71(Issues 4-6), 7/9/08.  
Although property valuation models have become an important paradigm in real estate market research, the results of the most well-known approaches are limited due to various data-related problems such as the non-linearity of relationships, the presence of noise, or the absence of necessary information. This paper focuses on overcoming these obstacles. We introduce an automated system for property valuation that combines artificial neural network models with a geographic information system, and both tools have shown their potential usefulness in the field of economic research. The artificial neural network models used in this work are the multilayer perceptron, the radial basis function, and Kohonen's maps. Keywords: Artificial neural networks; Geographic information systems; Housing prices
- Appraisal Institute. (2002). *The dictionary of real estate appraisal* (4th ed.). Chicago, IL: Appraisal Institute. Retrieved from <http://www.appraisalinstitute.org/store/p-65-dictionary-of-real-estate-appraisal.aspx>
- Beck, B., Skelley, J., Bergsman, S., Mears, D., & Newberg, S. (2004). "Smart growth schools". *Urban Land*, 63(10), 92-103. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

New education designs link institutions closely with communities. Includes sidebars 'Microsoft's School of the Future' by S. Bergsman and 'Educational Villages' by D. Mears and 'The Link Between Schools and Land Value' by S. Newberg.

Berton, B. (2007). "Financing the green premium". *Urban Land*, 66(6), 121-123. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Blomberg, C., Daly, L. A., Williams, C., Nelson, T., Kohn, A. E., Barrett, S., et al. (2004).

"Dialogue: in production". *Urban Land*, 63(11), 62-67. Retrieved from

<http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Representatives of eight architectural firms are asked to discuss building materials and technologies the real estate and construction industries can expect to see more of in the future. Sidebar by Jerelyn Wilson on the top ten green building products of 2004 as determined by BuildingGreen, Inc., publisher of 'Environmental Building News.'

Boyd, T. (2005). "Can we assess the worth of environmental and social characteristics in investment property". *Proceedings of the Pacific Rim Real Estate Society (PRRES) Conference, January*, Retrieved from

[http://www.prrs.net/Proceedings/..%5CPapers%5CBoyd\\_Assess\\_Environmental\\_Social\\_Characteristics\\_Investment\\_Property.pdf](http://www.prrs.net/Proceedings/..%5CPapers%5CBoyd_Assess_Environmental_Social_Characteristics_Investment_Property.pdf)

There is general agreement that environmental and social features, particularly those improving health and productivity of workers, will impact on the functionality of investment property. However there has been a range of opinions on whether this impact can currently be quantified through a valuation exercise (Lutzkendorf and Lorenz (2005), Sayce, Ellison and Smith (2004)). This paper examines the current literature on the assessment of the impact of environmental and social characteristics and the ability to assess the triple bottom line of investment property. It adds to the debate on the possible need for advanced techniques to assess the triple bottom line and identifies the key

performance indicators that require measurement. The importance of post occupancy evaluations, the analysis of the current rental market and life cycle assessments, are identified as important components of the evaluation process. The paper also incorporates a triple bottom line case study assessment in Brisbane, Australia, which demonstrates the ability of the cash flow approach to assess the worth of environmental and social characteristics. In conclusion the paper identifies the additional data and research required to assess the worth of investment property using a triple bottom line approach. Keywords: sustainability, triple bottom line, appraisal, environmental benchmarks, market value, social indicators, cash flow valuation, simulation.

Boyd, T., & Kimmet, P. (2005). "THE TRIPLE BOTTOM LINE APPROACH TO PROPERTY PERFORMANCE EVALUATION". *Proceedings of the Pacific Rim Real Estate Society (PRRES) Conference, January*, Retrieved from [http://www.prrs.net/papers/Boyd\\_The\\_Triple\\_Bottom\\_Line\\_Approach.Pdf](http://www.prrs.net/papers/Boyd_The_Triple_Bottom_Line_Approach.Pdf)

The utility of enclosed space is the basic performance measure for built assets. Historically these assets have been assessed on the ability of the occupier to pay for the space, resulting in an expression of the financial return from the investment. This concept is being expanded today by astute investors who are taking account of longer-term considerations, and, in particular, the sustained optimal utility of the space. This paper is concerned with the development of triple bottom line performance benchmarks for operational built assets. Specifically it maps out the conceptual changes taking place from short-term financial agendas to longer-term economic, environmental and social considerations. While reasonable progress has been made developing environmental rating systems for building design and operation, significantly less work has been done identifying and measuring the social factors relating to built assets. With this in mind, particular emphasis is placed on the identification and measurement of the most relevant social issues. The case study research of the CRC-CI project on 'The Evaluation of the

Functional Performance of Commercial Buildings' is outlined, and the complementary work of other leading researchers in this field is reviewed. Finally, avenues for further research are suggested. Keywords: Social indicators, efficiency, environmental benchmarks, evaluation, cultural issues

Broughton, J. (2006, Green Building Costs, Savings and Value. *Environmental Design + Construction and Marketer*,

Cate, B. E. T. (2007). "European property investment". *Urban Land*, 66(6), 132-133.

Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Cervero, R., Duncan, M., Burrough, D. J., Dunphy, R. T., & Metcalf, G. (2002). "Transit's added value: at what point does locating near transit raise real estate values". *Urban Land*, 61(2), 77-84. Retrieved from

<http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Sidebar on light-rail in Phoenix, the effects of smart growth on financing for transportation, and car-sharing.

Cyrenne, P., Fenton, R., & Warbanski, J. (2006). "Historic Buildings and Rehabilitation Expenditures: A Panel Data Approach". *Journal of Real Estate Research*, 28(4), 349-379.

Using a panel data set, a hedonic model is estimated to determine the characteristics of buildings that have influenced the market value assessments of a set of historic and non-historically designated buildings. Holding constant the characteristics of buildings, the findings indicate higher assessed values for some classes of historic buildings.

Furthermore, using a two-stage Heckman sample selection model, the findings show that the expenditures on renovations contribute significantly to the change in assessed values of buildings, although less than might be expected. These and other results may be helpful in the design of cost effective rehabilitation strategies for historic preservation.

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Dunn, C., & Goodspeed, R. (2007). "Lake Tahoe rediscovered: to succeed in Tahoe, as elsewhere, developers must identify the intrinsic value of their property early on". *Urban Land*, 66(9), 136-139. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>  
Development and environmental issues in the Tahoe Basin. Sidebar on Carson City by Rob Goodspeed.

EBSCO Publishing. (2001). Journal of property valuation and taxation.

Emerald. (1999). Journal of property investment & finance. Retrieved from <http://sys.lib.clemson.edu:2048/login?url=http://www.emeraldinsight.com/1463-578X.htm>

Esty, D. C., & Winston, A. S. (2006). *Green to Gold: How Smart Companies Use Environmental Strategy to Innovate, Create Value, and Build Competitive Advantage* (1st ed.) Yale University Press. Retrieved from [http://www.amazon.com/Green-Gold-Companies-Environmental-Competitive/dp/0300119976/ref=pd\\_bbs\\_sr\\_1?ie=UTF8&s=books&qid=1220531382&sr=8-1](http://www.amazon.com/Green-Gold-Companies-Environmental-Competitive/dp/0300119976/ref=pd_bbs_sr_1?ie=UTF8&s=books&qid=1220531382&sr=8-1)

Frej, A. B., Browning, W. D., & Urban Land Institute. (2005). *Green office buildings : a practical guide to development*. Washington, D.C.: ULI-Urban Land Institute. Retrieved

from [http://www.amazon.com/Green-Office-Buildings-Practical-Development/dp/0874209374/ref=sr\\_1\\_1?ie=UTF8&s=books&qid=1220532792&sr=1-1](http://www.amazon.com/Green-Office-Buildings-Practical-Development/dp/0874209374/ref=sr_1_1?ie=UTF8&s=books&qid=1220532792&sr=1-1)

Fusscas, A., & Muldavin, S. (2007, "Financing Green Development". *Urban Land Green*, 2, 80.

The ultimate level of sustainability for a commercial project will be determined by preexisting physical, geographic, and/or economic constraints and the level of investment and risk taken by the owner, Increasingly, a reduced "carbon footprint" will be critical.

Geoghegan, J. "The value of open spaces in residential land use". *Land use Policy*, 2008(7/9/2008)

The preservation of open spaces has become an important policy topic in many regions. Policy tools that have been used include: cluster zoning; transferable development rights; proposed land taxes to fund purchases of remaining open spaces; and private organizations that buy land. This paper develops a theoretical model of how different types of open spaces are valued by residential land owners living near these open spaces, and then, using a hedonic pricing model, tests hypotheses concerning the extent to which these different types of open spaces are capitalized into housing prices. The empirical results from Howard County, a rapidly developing county in Maryland, USA, show that "permanent" open space increases near-by residential land values over three times as much as an equivalent amount of "developable" open space. This methodology can be used to help inform policy decisions concerning open space preservation, such as effectively targeting certain areas for preservation, or as a means of creative financing of the purchase of conservation easements, through the increase in property taxes, resulting from the associated increase in property values. Author Keywords: Open space; Land preservation; Hedonic models

Green, H. E. (1999). "Where the smart money is going". *Urban Land*, 1(1), 26. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

An analysis of market trends for real estate investors.

Greenspace: do the math.(2000). *Urban Land*, 59(4), 37-37. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

In response to critics who contend that smart growth is too expensive for communities to implement, the Trust for Public Land has released a report demonstrating that land conservation is a wiser investment than unregulated land use.

Gyourko, J. E., & Rybczynski, W. (2000). Financing New Urbanism Projects: Obstacles and Solutions. *Housing Policy Debate*, 11(3), 733-750. Retrieved from [http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd\\_1103\\_gyourko.pdf](http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd_1103_gyourko.pdf)

A survey of 23 industry practitioners from the development and finance fields yields a number of important conclusions regarding the financing of New Urbanism projects. First, these projects are perceived as generally riskier than typical real estate projects; their multiple-use nature is the basis of that perception. For urban infill projects, the perceived risk is low, while for suburban projects, the perceived risk is high. The relatively high perceived risk for most New Urbanism projects imposes relatively high required rates of return, which in turn require these projects to generate cash flow quickly to be financially attractive to investors. In addition, the development of multiple uses—or multiple product types—in a single project is viewed as inherently more difficult to evaluate and implement. Financiers consequently favor larger, more experienced developers for multiple-use projects in general and New Urbanism projects

Heinfeld, D. (2007, Putting the "Green Costs More" Myth to Rest. *Urban Land Green*, 2, 56.  
many developers have shied away from green buildings due to the expense of

construction. However, a growing number of projects are proving their supposed higher cost to be an urban myth.

Hubbard, K. (2007, "Case Study: Hines, CalPERS Join Forces to Build Green". *PREA Quarterly*, , 68.

Within the past decade, a marked shift has occurred in the attitude toward green building. Applying environmental friendliness to the real estate industry, although a well-meaning notion, was seen from a business standpoint as simply too expensive and impractical. What a difference a few years can make. Technological advances and a growing understanding of the cost benefits and increased long-term value of sustainable development have fueled tenant demand, developer response, and investor confidence.

Keating, D. M. (2002). *The valuation of wetlands* (2nd ed.). Chicago, Ill.: Appraisal Institute.

Retrieved from [http://www.amazon.com/Valuation-Wetlands-Second-Michael-Keating/dp/0922154740/ref=sr\\_1\\_1?ie=UTF8&s=books&qid=1220535566&sr=1-1](http://www.amazon.com/Valuation-Wetlands-Second-Michael-Keating/dp/0922154740/ref=sr_1_1?ie=UTF8&s=books&qid=1220535566&sr=1-1)

Kemper, C. (2005). "Crossing cultures: environmentally conscious thought leaders are becoming more vocal about the impact of the built environment". *Urban Land*, 64(8), 22-

24. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Describes the approach of Denver real estate developers Mark Falcone and Tom Gougeon of Continuum Partners, a 'real estate development firm collaboratively founded on a belief in the connection between long-term, sustained property value and high-quality urban design.'

Knaap, G., & Song, Y. (2003). "New urbanism and housing values: a disaggregate assessment". *Journal of Urban Economics*, 54(2), 218. doi:10.1016/S0094-1190(03)00059-7

In this paper, we attempt a formal analysis of the virtues of new urbanism, a movement hailed as the most significant movement in urban planning and architecture in this

century. We proceed using the tools of Geographic Information Systems (GIS) to develop quantitative measures of urban form. We then incorporate those measures in a hedonic price analysis. We find that our measures of urban form capture meaningful differences in the characters of urban neighborhoods that could well have direct impacts on the utility of urban residents. Further, we find that such differences are capitalized into residential property values. The results imply that some but not all of the design features of new urbanism provide benefits for which urban residents are willing to pay. Author Keywords: New urbanism; Housing price; Urban form; Quantitative measures

Lereah, D. A. (2005). *Are you missing the real estate boom? : why home values and other real estate investments will climb through the end of the decade--and how you can profit from it* (1st ed.). New York: Currency/Doubleday. Retrieved from [http://www.amazon.com/Are-Missing-Real-Estate-Boom/dp/0385514344/ref=sr\\_1\\_1?ie=UTF8&s=books&qid=1220536881&sr=1-1](http://www.amazon.com/Are-Missing-Real-Estate-Boom/dp/0385514344/ref=sr_1_1?ie=UTF8&s=books&qid=1220536881&sr=1-1)

Lieber, R. C., Godbold, E. J. (., Campo, R., Vorwaller, G., Dunne, M. W., Heard, L., et al. (2004). "Finance dialogue: where is the U.S. real estate finance market headed? [interview]". *Urban Land*, 63(10), 124. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Lorenz, D., TrÅck, S., & LÅtzkendorf, T. (2006). "Addressing risk and uncertainty in property valuations: a viewpoint from Germany". *Journal of Property Investment and Finance*, 24(5), 400-433.

Purpose ? Property returns are normally measured against the target rate for similar investments with comparable risks and liquidity. However, this analysis is normally undertaken in nominal terms and thus the risk of inflation, as it affects different investments, is not fully quantified. This paper seeks to analyse the effect of inflation on property investments. Design/methodology/approach ? This article examines the impact

of inflation on gilt returns and relates this to property risk. Findings ? Investors may take a more pessimistic view of future inflation as an investment risk than the current official indices would indicate. In this context it may be that retail price index (RPI) and index adjusted for mortgage payments (RPIX) are not reliable indicators of inflation risk. It has been suggested that the difference between the two species of gilts as ?a calculation of inflation expectations should be regarded with suspicion because of the volume of index linked bonds is so small that individual trades can move the market?. Practical implications ? Economists and financial advisers and commentators have long recognised that inflation, in the sense of the tendency of the value of a currency to decline in purchasing power, distorts the picture of the worth, not only of individual assets but also of the whole economy. In this respect investment advisers often, in presenting their arguments, use yields that are net of the rate of experienced inflation taken from the performance of the RPI or the RPIX. Unless there is an understanding of the risk of inflation on property investments, such net rates may be misleading. Originality/value ? This study adds to the literature exploring the effect of inflation on property returns.

Lowe, T. R., & Chappell, T. W. (2007, "Special Considerations in the Valuation of Sustainable Properties". *PREA Quarterly*, , 44.

Malizia, E. E., & Goodman, J. (2000). "Mixed picture: are higher-density developments being shortchanged by opinion surveys?". *Urban Land*, 59(7), 12-12. Retrieved from

<http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Different survey techniques produce contradictory results when consumers are asked to choose between low density suburban developments and smart growth options for higher density.

McMahon, E. T. (2006). "Sustainability and property rights". *Urban Land*, 65(6), 30. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'So-called takings measures are unfair, unwise, and based on a fundamentally flawed assumption - namely, that land use regulations, per se, decrease property values. On the contrary, sensible land use regulations almost always increase property values.'

Mendler, S. F., Odell, W., & Lazarus, M. A. (2005). *The HOK Guidebook to Sustainable Design* (2nd ed.) Wiley. Retrieved from [http://www.amazon.com/HOK-Guidebook-Sustainable-Design/dp/0471696137/ref=sr\\_1\\_1?ie=UTF8&s=books&qid=1220538567&sr=1-1](http://www.amazon.com/HOK-Guidebook-Sustainable-Design/dp/0471696137/ref=sr_1_1?ie=UTF8&s=books&qid=1220538567&sr=1-1)

Montpellier, A., & Rogers, B. (2006). "The business case for sustainable office design". *Urban Land*, 65(11), 134. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'Owners and developers should evaluate sustainable design options based on a total cost of ownership economic analysis, rather than on the more standard life-cycle cost analysis.'

Muldavin, S., & Lockwood, C. (2006). "Q&A with Scott Muldavin". *Urban Land*, 65(10), 128-129. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Muldavin is a real estate consultant based in San Rafael, Calif., who here 'discusses his current efforts to enable private sector investment in green buildings through his formation and leadership of the Green Building Finance Consortium (GBFC).'

Munro-Faure, P. (1999). "Sustainable Development and Land Administration Infrastructure Reforms: the Role of Markets and Land Valuation Systems—Agenda for Change?". *UN-FIG Conference on Land Tenure and Cadastral Infrastructures for Sustainable Development, Melbourne, Australia*, 24-27. Retrieved from <http://www.fig.net/figun/sessions/session4/munro-faure.pdf>

Persram, S., Lucuik, M., & Larsson, N. (2007). "Marketing Green Buildings to Tenants of Leased Properties". Retrieved from

<http://www.cagbc.com/database/rte/Marketing%20Green%20Buildings%20to%20Tenants.pdf>

Pivo, G., & McNamara, P. (2005). "Responsible property investing". *International Real Estate Review*, 8(1), 128-143. Retrieved from [http://cbeweb-1.fullerton.edu/finance/irer/papers/past/vol8\\_pdf/Pivo-Mcnamara\(128-143\).pdf](http://cbeweb-1.fullerton.edu/finance/irer/papers/past/vol8_pdf/Pivo-Mcnamara(128-143).pdf)

Pivo, G. (2008). "Responsible property investment criteria developed using the Delphi Method". *Building Research & Information*, 36(1), 20. doi:10.1080/09613210701574795

This paper helps define responsible property investing (RPI) by using the Delphi Method to prioritize criteria for the evaluation of property investments. An international panel from the real estate and social investing sectors evaluated 66 criteria in terms of materiality to investors and importance to the public interest. A moderate to strong level of consensus was achieved. Criteria were ranked in terms of their materiality for financial performance and their importance to the public interest. Top ranked criteria were energy efficiency and conservation, high level of public transport services, transit-oriented development, daylight and natural ventilation, and contributes to higher density, mixed-use walkable places. There were few to no significant differences among the panellists by industry, gender or nationality. Factor analysis uncovered ten dimensions underlying the criteria. Based on this analysis, the panel would emphasize the creation of less automobile-dependent and more energy-efficient cities where worker well-being and urban revitalization are priorities. Leadership in Energy and Environmental Design (LEED) green building rating tools were compared with the results and found to be much stronger on environmental criteria than social concerns. The results can guide RPI portfolio audits, database development, third-party assessments of property companies, strategic consulting, the development of corporate reporting standards, RPI certification procedures, updated green building assessment tools, and cost-benefit studies to help guide asset managers.

Pivo, G., & Farnsworth, C. B. (2005). "Promising economics: the promising economics of green development are creating new investment opportunities". *Urban Land*, 64(10), 34-39.

Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'Green or sustainable real estate encompasses various types of projects designed for social, environmental, and financial benefits. It includes resource-efficient, high-performance buildings, transit-oriented development, new urbanism, and conservation-oriented subdivisions and planned communities.' Illustrated examples include Terramor at Ladera Ranch, Calif.; Santana Row in San Jose, Calif.; and 8383 Wilshire Boulevard in Los Angeles. Sidebar on conservation design by Christina Farnsworth. In the GreenTech supplement, v.1, n.1, Fall 2005.

Platt, K. (1999). "City greenways". *Urban Land*, 58(3), 44-49. Retrieved from

<http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Advice for developers on planning parks and green open spaces in urban developments. Defines different kinds of open spaces and strategies for financing them into projects.

Platt, K., & Curran, P. (2003). "Green land planning: getting green development right requires a multidisciplinary analysis of the full spectrum of site issues". *Urban Land*, 62(7), 30-35.

Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Outlines and describes the importance of various aspects of regional and community issues (e.g., climate, natural resources, transportation and infrastructure) as well as on-site planning issues (site selection, the natural and built environments) in developing a green land plan for a building project.

Porter, D. R. (2006). "Land, policy, and markets: Washington State weathers a stormy debate over accommodating growth". *Urban Land*, 65(10), 142-145. Retrieved from

<http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'Six urban counties in Washington State were required to evaluate the amount of

buildable land they had designated in comprehensive plans' under pressure from a state law passed at the urging of the state's professional real estate association. The results of these buildable lands studies 'concluded that in most areas the counties had designated plenty of land for projected growth.'

Porter, D. R. (2006). "Smart growth scorecards". *Urban Land*, 65(6), 121-124. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'If sponsored by credible organizations committed to securing fair treatment of proposals, scorecards and endorsement programs represent a positive step toward sensible decision making about development proposals.' Provides a list of U.S. organizations and their smart growth project evaluation programs.

Pralle, M. e. (2007). "Awash in money: the unprecedented amount of money available for investment is the single most prominent characteristic of commercial real estate today". *Urban Land*, 66(6), 130-131. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Reynolds, J. (1996). *Historic properties : preservation and the valuation process*. (2nd ed.). Chicago, Ill.: Appraisal Institute. Retrieved from [http://www.amazon.com/Historic-Properties-Preservation-Valuation-Process/dp/0922154872/ref=sr\\_1\\_1?ie=UTF8&s=books&qid=1220540732&sr=1-1](http://www.amazon.com/Historic-Properties-Preservation-Valuation-Process/dp/0922154872/ref=sr_1_1?ie=UTF8&s=books&qid=1220540732&sr=1-1)

Ross, S., Hara, N. M., Green, B., & Sullivan, M. (2003). "Finance trends". *Urban Land*, 62(7), 75-90. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>  
Special section on real estate financing.

Ross, S., & LeFurgy, J. (2000). "Financing smart growth". *Urban Land*, 59(7), 18-18. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'Risks can be minimized by public policy, incentives, and partnerships.'

Rush, R. D. (2006). "Coevolution: the progress in Europe and the United States in sustainable design and technology has involved a process of coevolution". *Urban Land*, 65(6), 48-53.

Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

A brief history of environmental policy and energy efficient building standards in Europe and the U.S. from the 1970s to the present.

Schweitzer, J. G. (2006). "Making green pay: the longer-term benefits associated with green development often comes at little or no cost to the homebuilder, yet are being ignored".

*Urban Land*, 65(5), 95-98. Retrieved from

<http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'Unless homebuilders join other real estate sectors in mastering triple-bottom-line valuations and communicating their implications to potential homebuyers, their ability to compete profitably will become threatened. The 'squeeze' they fear between cost and attainable sales price will only intensify.' Case study of Terramor, a development within the planned community of Ladera Ranch, Calif.

Simons, R. A., & Urban Land Institute. (1998). *Turning brownfields into greenbacks : developing and financing environmentally contaminated urban real estate*. Washington, D.C.: Urban Land Institute.

Song, Y., & Knaap, G. (2004). Measuring the effects of mixed land uses on housing values.

*Regional Science and Urban Economics*, 34(5), 663.

doi:10.1016/j.regsciurbeco.2004.02.003

Mixing land uses has become one of the key planning principles of the Smart Growth movement and other land use planning strategies. This article analyzes the impact on the prices of single family houses when mixed land uses are included in neighborhoods. We first develop several quantitative measures of mixed land uses through the use of Geographic Information System (GIS) data and compute these measures for various

neighborhoods in Washington County, OR. We then incorporate those measures in a hedonic price analysis. We conclude from this research that housing prices increase with their proximity to—or with increasing amount of—public parks or neighborhood commercial land uses. We also find, however, that housing prices are higher in neighborhoods dominated by single-family residential land use, where non-residential land uses were evenly distributed, and where more service jobs are available. Finally, we find that housing prices tended to fall with proximity to multi-family residential units.

Author Keywords: Mixed land use; Job-residents balance; Housing price; Hedonic price analysis

Swaback, V. D. (2007). *Creating value : smart development and green design*. Washington, D.C.: ULI-the Urban Land Institute. Retrieved from [http://www.amazon.com/Creating-Value-Smart-Development-Design/dp/087420075X/ref=sr\\_1\\_1?ie=UTF8&s=books&qid=1220584393&sr=1-1](http://www.amazon.com/Creating-Value-Smart-Development-Design/dp/087420075X/ref=sr_1_1?ie=UTF8&s=books&qid=1220584393&sr=1-1)

Taylor, M. (2006). "Responsible leadership: a look at the activities being undertaken [by ULI] to inspire better land use decisions". *Urban Land*, 65(6), 38. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>  
Current initiatives of the Urban Land Institute.

Tirman, D. (2006). "Sustainable resorts: developing resort projects sustainably calls for responsible land stewardship and shared community values". *Urban Land*, 65(8), 78-81. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>  
'Guidelines from the Leadership in Energy and Environmental Design (LEED) rating system, established by the U.S. Green Building Council (USGBC), are being used by four Tahoe Mountain Resort communities - the Village at Northstar, the first of four mixed-use, second-home resort communities in the Truckee-North Lake Tahoe area under the Tahoe Mountain Resorts umbrella; the Highlands; Old Greenwood; and Gray's Crossing...

All four of the Tahoe Mountain Resort communities are taking measures to develop and grow using sustainable development principles.'

Tobias, L. (2008, "Green Real Estate Finance Going Mainstream". *Urban Land Green*, 3, 72.

Increased user demand for environmentally sound premises, tax benefits, regulations to increase energy efficiency, and better underwriting tools to address these objectives are fostering a growing interest in green real estate funds, green lending initiatives, and even sustainable mortgage-backed securities.

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