

References

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'Linking reduced energy use to housing costs serves two purposes in a way likely to find favor with both policy makers and tenants.' Examples from Gothenberg, Sweden; and Wembley, London, UK.

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Batchelor, J. P. (1998). "Solution file: a food co-op model for sustainable development". *Urban Land*, 57(6), 100-101. Retrieved from

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The design of the Walter Reed Community Center will conform to environmental guidelines established by the U.S. Green Building Council's LEED program to prevent runoff into the Potomac River and Chesapeake Bay.

Bergsman, S. (2007). "San Francisco plans most energy-efficient office building in the country". *Urban Land*, 66(10), 38-40. Retrieved from

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The new headquarters for San Francisco's Public Utilities Commission 'will include older conservation technology, reinterpreted technology, and features uncommon for office buildings - in particular, unique horizontal wind turbines that will sit on the structure's roof.' Architects: David Hobstetter with KMD Architects; environmental design and engineering by Synergy International Inc.

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The rise in energy costs over the past year 'finally may align the interests of developers, architects, government officials, and contractors and result in buildings that are healthy for their occupants, the planet, and the bottom line.' Illustrates some examples of recent and planned projects in California.

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'With their innovative new building projects tapping various sustainable technologies, a trio of Portland, Oregon, institutions of higher learning are developing facilities designed to be about 40 percent more energy efficient than required under the Oregon energy

code.' They are: Portland State University, Oregon Health and Sciences University, and Lewis and Clark College.

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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., & Kimmet, P. (2005). "THE TRIPLE BOTTOM LINE APPROACH TO PROPERTY

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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

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Browning, W. D., Cramer, J. S., & Frej, A. B. (2005). "Going green: in the last two decades, the green building movement has made an enormous leap forward". *Urban Land*, 64(6), 75-80. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>
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'The top ten green building products of 2005 were announced by BuildingGreen, Inc., publisher of the 'GreenSpec Product Directory' and 'Environmental Building News,' at the U.S. Green Building Council's Greenbuild Conference in Atlanta in November [2005].'

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Discusses the desirability of integrating urban design elements (building setbacks and orientation, height, scale, material quality and infrastructure) with the surrounding and intervening spaces that are occupied by parks, plazas, promenades, courtyards and gardens. Illustrates examples from Berlin (Potsdamer Platz); Santiago, Chile; Kobe, Japan; and Minneapolis, Minn. Sidebars on Canal Walk in Richmond, Va., the San Antonio River Walk in Texas, and the development of OSRPs, open space and recreational plans, in New Jersey.

Callaway, B. (1997). "From the ground up". *Urban Land*, 56(12), 60-63. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

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'Even though built on landfill excavated in the 1970s from the World Trade Center site and sand pumped from the adjacent bay, Battery Park City's 35 acres of parkland, which stretch 1.2 miles along lower Manhattan's Hudson River waterfront, have been devoid of toxic pesticides since 1987. The park's wide array of green spaces - gardens, lawns, playgrounds, ballfields, and a tree-lined esplanade - is planted with some 450 species.'

Sidebar on Teardrop Park, the last major work of landscape architecture slated for development in Battery Park City, which will open in 2004. Landscape architect: Michael Van Valkenburgh Associates.

Corbett, C. (2006). *"Evaluating the diffusion of green building practices"*

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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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'This November [i.e., Nov. 2005] at Greenbuild, the U.S. Green Building Council will unveil a refined and simplified LEED registration, documentation, and certification process. Inspired and informed by five years of experience working with more than 2,000 LEED-registered projects, this series of innovations is aimed at decreasing the costs of

certification and improving the experience of using LEED based on what has been learned from the building industry.' In the GreenTech supplement, v.1, n.1, Fall 2005.

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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

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Gause, J. A., Franko, R., & Urban Land Institute. (2007). *Developing sustainable planned communities*. Washington, D.C.: Urban Land Institute. Retrieved from http://www.amazon.com/Developing-Sustainable-Planned-Communities-Richard/dp/0874209919/ref=sr_1_1?ie=UTF8&s=books&qid=1220533618&sr=1-1

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'Most sustainable design solutions focus on using products made of materials that are recycled or that have low volatile organic compound (VOC) content. However, true sustainable interior architecture involves integrating environmentally conscious solutions with aesthetics and function.' Applications for office space.

Gensler, D., & Brill, E. (2005). "Green moves mainstream: the volume-build challenge is to streamline the LEED certification process for multiple buildings". *Urban Land*, 64(6), 60-65. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'Whereas initial efforts to promote construction of environmentally friendly buildings tended to be dominated by a sense of obligation to 'do the right thing,' builders now also speak in terms of high-performance buildings and life-cycle cost savings. This shift reflects a broader understanding of green value that includes reduced operating costs, increased building valuation, greater return on investment, and even improved risk management.' Discusses the particular situation of retail development in this context.

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'The ten-acre Kendall Square master plan in Cambridge, Massachusetts, nearing completion steps from the Massachusetts Institute of Technology, has transformed a blighted brownfield site into a center for business and enterprise with six blocks of mixed-use sustainable development.' The first of seven proposed buildings to be completed is Behnisch + Behnisch's Genzyme Center.

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This paper will provide a methodology for the cost justification of standard vs. green

building construction. Although very little comprehensive analysis has been performed, it is often reported that green construction can result in significant cost savings via improved employee productivity, health and safety; as well as savings from energy, maintenance, and other operational costs. This paper will outline an approach to examine improvements in worker productivity, health and safety, maintenance costs, and energy savings used in an ongoing research project. This project utilizes the PNC Firstside Center, located in Pittsburgh, Pennsylvania, as its case study. The performance of the green building will be compared to standard building cases.

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On the growth and redevelopment of Japan's second largest city, Yokohama.

Greensburg, Kansas, is building a green town in wake of tornado. (2008). *Urban Land*, 67(3), 30-31. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

GreenTech: high-performance building. (2005). *Urban Land*, 64(10) Retrieved from

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Advice for real estate professionals looking to develop projects in Europe. Sidebars on workplace preferences of European office workers and a brief review of the 'Ten Shades of Green' exhibition held in New York last year.

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

Ford Motor Company's Premier Automotive Group North American headquarters building in Irvine, Calif., is being designed for environmental efficiency by LPA Architects.

Heinfeld, D. (2003). "Companies should begin now to prepare their projects to meet the growing number of green regulations". *Urban Land*, 62(7), 22. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'One of the most challenging trends [in real estate development] - as well as one of the most beneficial - is the growing number of communities, counties, and states that have enacted environmentally based development regulations.' Examples in the U.S.

Heinfeld, D. (2006). "Police station goes green [Woodland, California]". *Urban Land*, 65(10), 32-33. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

The new police station for Woodland, Calif., near Sacramento, has been awarded LEED certification for its environmental design. Architects: LPA, Inc.

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.

Hempel, L. C. (1999). "Conceptual and analytical challenges in building sustainable communities". *Toward Sustainable Communities: Transition and Transformations in Environmental Policy*, , 43-74.

Henderer, R., Williams, R., Dudrow, A., & Witt, T. (1997). "Material world". *Urban Land*, 56(12), 30-35. Retrieved from

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

Discusses the role contemporary building materials play in the form and structure of new buildings. Examples such as the titanium cladding of the Guggenheim Museum in Bilbao,

stone from local quarries near Beirut, and recycled products used for a Polish office building illustrate environmental, engineering, and cultural concerns.

Hill, D. (2007). "Berkeley rocks: building with nature [by] Dave Weinstein". *Urban Land*, 66(6), 146-146. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Hinrichs, D. (1999). "Renewing buildings". *Urban Land*, 58(11), 58-61. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'Green design, energy-efficient retrofits, and renewable energy options for commercial buildings can result in more livable and sustainable communities.' Examples from the DOE's Rebuild America Program and other initiatives around the country.

Hoffman, L. (2007). "Rebuilding after disaster: devastated areas can be fashioned into new places that are sustainable and safe". *Urban Land*, 66(10), 95-98. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Case studies of La Belle Creole Hotel and Resort on the Caribbean island of St. Martin (destroyed by Hurricane Luis in 1995); the Quemazon Communities in Los Alamos, N.M. (damaged by the Cerro Grande fire in 2000); and Gulf Coast destruction caused by Hurricane Katrina in 2005. Masterplanning for St. Martin and Los Alamos by Design Workshop; charette for the Mississippi Gulf Coast by students at Mississippi State University.

Holst, L. (2001). "Chesapeake Bay headquarters goes green". *Urban Land*, 60(6), 35-35. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Headquarters for the Chesapeake Bay Foundation near Annapolis, Md., currently 'the most environmentally sensitive building in the nation,' designed to meet the energy efficiency requirements of the U.S. Green Building Council. Architects: Tom Eichbaum of Smith-Group, and Janet Harrison.

Horst, M., & O'Neill, D. (2000). "Tough questions: overcoming barriers to smart growth through dialogue". *Urban Land*, 59(2), 25-26. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Considers such issues as regulatory barriers, density, market viability, and the role of the federal government in helping to promote smart growth under existing codes.

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.

Huron, A. (2004). "Building suburbia: green fields and urban growth, 1820-2000, by Dolores Hayden". *Urban Land*, 63(5), 44-44. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Publ. in 2003.

Iker, M. G., & Macht, W. P. (2003). "Building green: using sustainable design, construction, operation, and management can increase the bottom line as well as improve the environment". *Urban Land*, 62(7), 44-48. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Examples of energy efficient buildings designed for cost efficiency as well include The Prisma in Frankfurt-Niederrad, Germany; Genzyme Center in Cambridge, Mass.; MainForum building in Frankfurt-am-Main, Germany; Pharmacia Life Science Building, Chicago; and the Solaire, an apartment house in Battery Park City, New York.

James, S., & Lahti, T. (2005). "GreenZone: big business pilots green development". *Urban Land*, 64(6), 48-50. Retrieved from

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

Business park in Umeå, northern Sweden, occupied by three multinational corporations, is conspicuously 'green' in its use of energy, materials, water, and recycling.

Kats, G. (2003). "The Costs and Financial Benefits of Green Buildings". *A Report to California's Sustainable Building Task Force October*, Retrieved from

www.usgbc.org/Docs/News/News477.pdf

Kats, G. H. (2003). "Green Building Costs and Financial Benefits". *Published in USA for Massachusetts Technology Collaborative*, Retrieved from www.cap-

[e.com/ewebeditpro/items/O59F3481.pdf](http://www.cap-e.com/ewebeditpro/items/O59F3481.pdf)

Kay, J. H. (2002). "Little green islands: true sustainable development requires planning that envisions on a grand scale". *Urban Land*, 61(2), 128-128. Retrieved from

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

The author sees too many patchwork efforts at green design, sustainable development and landscape protection that by themselves cannot improve overall environmental conditions or patterns of wasteful land use.

Kelly, B. (2006). "Retail goes green at Stapleton [Denver]". *Urban Land*, 65(9), 204-209.

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

'Stapleton's new shopping center is participating in the LEED Core and Shell pilot program, and the developer is working with tenants to make the process easier to navigate.' On the green design elements of the Northfield retail center being developed at Stapleton by Forest City Enterprises. Architects: Field Paoli Architects and Elkus Manfredi.

Kemper, C. L., Bachelor, J., Brooks, B., Kiss, G., L'Italien, M., Mendenhal, C., et al. (2007).

"Honoring 'productive' buildings". *Urban Land*, 66(6), 134-137. Retrieved from

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

Khawam, Y., & Administrator, B. C. "Extending the Sonoran Desert Conservation Philosophy: Green Building in Pima County".

Pima County has been facing dwindling water supplies for some time, a situation exacerbated by the current drought. As such, water conservation measures beyond the levels promulgated by the federal government and currently adopted code need to be enacted to preserve the future of our desert environment. However, water resources cannot be regarded in isolation as they are inextricably related to other resources such as energy. Each kWh of thermoelectric generation requires approximately 25 gallons of water with additional amounts used for operating pollution control devices. The U.S. Geological Survey estimates that in 2000, 346 billion gallons of freshwater were used per day in the U.S accounting for approximately 39% of total freshwater withdrawals. While only 3% of these withdrawals are actually consumed by the generation process, it still accounts for approximately 10.4 billion gallons per day in 2006. Hence low performance buildings and the manufacture of building materials requiring large amounts of energy contribute indirectly to taxing our water resources.

Kibert, C. J. (2007). *Sustainable Construction: Green Building Design and Delivery, Second*

Edition (2nd ed.) Wiley. Retrieved from <http://www.amazon.com/Sustainable->

[Construction-Building-Design-](http://www.amazon.com/Sustainable-Construction-Building-Design-Delivery/dp/0470114215/ref=sr_1_1?ie=UTF8&s=books&qid=1220535771&sr=1-1)

[Delivery/dp/0470114215/ref=sr_1_1?ie=UTF8&s=books&qid=1220535771&sr=1-1](http://www.amazon.com/Sustainable-Construction-Building-Design-Delivery/dp/0470114215/ref=sr_1_1?ie=UTF8&s=books&qid=1220535771&sr=1-1)

Kingsley, B. S. (2007). *Note, Making it Easy to Be Green: Using Impact Fees to Encourage*

Green Building by Benjamin Kingsley. Retrieved 7/2/2008, 2008, from

http://papers.ssrn.com/sol3/papers.cfm?abstract_id=1011337

Green building - the construction of buildings designed to minimize environmental impact and resource use - has become significantly more common in the past decade. Many local and state governments have enacted policies designed to stimulate green building. These policies generally include information provision and subsidies for private green development as well as outright greenness requirements for all government buildings. Despite this commitment from government and despite substantial evidence that green buildings are financially beneficial for private owners, the private sector has been very slow to embrace green building. This Note argues that barriers to innovation in the real estate industry have rendered ineffective these local government attempts to stimulate green building, and suggests that impact fees - fees imposed by local governments on land use development - will be more successful in pushing private real estate developers to build green. Although the use of these fees is subject to both state and federal constitutional constraints, an appropriately designed fee can maximize the effectiveness and efficiency of this proposal while also ensuring that the fees are constitutional.

Kirk, P. L. (2005). "Crunching green numbers". *Urban Land*, 64(6), 72-73. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'The U.S. Green Building Council plans this summer to roll out national Leadership in Energy and Environmental Design (LEED) standards for single-family homes and low-rise multi-family projects. In addition, LEED for neighborhood developments, which will create national standards for neighborhood design that integrate green building principles and smart growth, is being developed and will be ready for testing in a pilot program later this year or early next year.'

Kirk, P. L. (2006). "Designing the way to green: environmental design is now synonymous with sustainable, or green, design". *Urban Land*, 65(11), 73-79. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Discusses the evolution of environmental design and the role of those who participate in

it at the professional practice level (architects, engineers, landscape designers, urban planners, environmental scientists, etc.), as well as within the retail and office sectors. Examples include new Wal-Marts in Colorado and Texas, LEED-certified office buildings in California, and a variety of experimental approaches elsewhere around the U.S.

Kozloff, H. (2008). "The green building revolution [by] Jerry Yudelson". *Urban Land*, 67(2), 158-158. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Kreisler, B. (2006). "Moving beyond green: a shift into 'whole system' thinking about green is taking place". *Urban Land*, 65(6), 76-81. Retrieved from

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

Examines the work and philosophies of William G. (Bill) Reed, an architect with Integrative Design Collaborative in Boston, and an originator of the LEED green rating system; New York real estate developer Jonathan F.P. Rose; and Washington, D.C.-based sustainability consultant William Browning.

Kurtz, C. W. (2005). "A green tale: for green development to become mainstream, the development community has to figure out how to make spec green projects viable".

Urban Land, 64(6), 33-35. Retrieved from

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

Case study of two speculative office buildings at Arundel Mills Corporate Park in Maryland.

Lashbrook, W. G. (2007). "Where are the green buildings?". *Urban Land*, 66(6), 40-41.

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

Lassar, T. J. (1998). "The government goes green". *Urban Land*, 57(12), 26-27. Retrieved

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

Energy-efficient building for the U.S. Environmental Protection Agency in Research Triangle Park, NC. Architects: HOK.

Lassar, T. J. (2005). "Living green: application of LEED standards is not always an easy fit - especially for multifamily housing". *Urban Land*, 64(2), 58. Retrieved from

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

Three successful examples exist at the Alcyone in Seattle (architects: GGLO), the Solaire in New York, and the Henry condominium tower in Portland, Ore.

Leccese, M. (1998). "Green building: a growing concern in Colorado's Front Range". *Urban Land*, 57(4), 76-80. Retrieved from

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

Lee, J. S. (2000). "Civic green: sustainable development in the public realm". *Urban Land*, 59(11), 106-111. Retrieved from

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

Recent public buildings in the U.S. which are planned, or have been built, to green design specifications.

Lerner, M. (2008, "Building Green for Today's Consumers". *Multifamily Trends*, 11, 26.

Recycled materials, low-flow faucets, and upgraded mechanical systems are just some of the sustainable strategies being incorporated into green multifamily housing today.

Lockwood, C. (2005). "Green tenant improvements at real-world prices". *Urban Land*, 64(6), 81-81. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

On commercial renovations which are not only cost effective, but energy efficient and use 'green' materials, resulting in a coveted LEED rating. Example of a pilot project by architectural firm LPA in Irvine, Calif.

Lockwood, C. (2005). "Measuring the impact of green initiatives [Taj Hotels]". *Urban Land*, 64(8), 69-69. Retrieved from

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

On the initiatives for energy conservation and green design implemented by the international Taj Hotels chain, in particular its recent 51 Buckingham Gate in London, which provides 'a model for hotels and resorts around the world.'

Lockwood, C. (2006). "Greening the big box". *Urban Land*, 65(6), 94-98. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'The impact of Wal-Mart's experimental - and sustainable - supercenters could have a major effect on the real estate industry and the environment.' On the different approaches to renovating an existing store in McKinney, Texas, and to building a new green prototype in Aurora, Colo.

Lockwood, C. (2007). "Adobe's green retrofit project gains Platinum for three buildings". *Urban Land*, 66(11), 27-27. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Lockwood, C. (2007). "Changing the green paradigm: the sustainable features of Lend Lease's headquarters in Sydney have made it a transformative green building for Australia". *Urban Land*, 66(2), 153-155. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Lockwood, C. (2007). "Going for platinum: the organization that created the green building rating system ... now has a LEED Platinum-rated headquarters". *Urban Land*, 66(6), 142-143. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Lockwood, C. (2007). "Green building standards around the world". *Urban Land*, 66(6), 110-113. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Lockwood, C. (2007). "Green 'first' [U.S. Green Building Council's LEED-rate list]". *Urban Land*, 66(6), 46-50. Retrieved from

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

Lockwood, C., & Heinfeld, D. (2002). "Going for the green: building green no longer costs more than constructing a conventional facility". *Urban Land*, 61(11), 86-93. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Loftness, V. (2004). "Improving Building Energy Efficiency in the US: Technologies and Policies for 2010 to 2050". *Prepared for the PEW Center on Global Climate Change*, 4 Retrieved from <http://www.house.gov/science/hearings/energyO>

Lützkendorf, T., & Lorenz, D. (2005). "Sustainable property investment: valuing sustainable buildings through property performance assessment". *Building Research & Information*, 33(3), 212-234. Retrieved from <http://pdfserve.informaworld.com/Pdf/AddCoversheet?xml=/mnt/pdfserve/pdfserve/805614--714022920.xml>

Macht, W. P. (2001). "Solution file: pioneering park lifts". *Urban Land*, 60(2), 30-31. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

On stackable hydraulic car lifts, which 'can be used in urban infill projects to satisfy both smart growth advocates, because of their space-saving features, as well as developers who are attracted by definable economic benefits.' Examples from Berkeley, Calif.

Macht, W. P. (2004). "Solution file: beginner builds mixed-use boxes in Portland: an incipient developer mixes basic parts in new ways". *Urban Land*, 63(11), 39. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

In 'a funky urban core fringe area of Portland, Oregon... first time developer Kevin Cavanaugh started with a small, mixed-use project he called Box & One Lofts, named

after a basketball strategy...' The project consists of two two-story concrete-block buildings, one with four lofts above a bakery, the other with one live-work loft (a commercial kitchen) above a wine bar named the Noble Rot. The project has won a silver LEED rating from the U.S. Green Building Council. Architects: Fletcher Farr Ayotte.

Macht, W. P. (2005). "Building greener cities: Portland, Chicago, and Pittsburgh are leading LEED cities". *Urban Land*, 64(6), 112. Retrieved from

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

Macht, W. P. (2006). "Solution file: sustainable glass building: a modern 'green' research building looks at home between two historic structures at the University of Toronto".

Urban Land, 65(4), 112-114. Retrieved from

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

Building study of the Terrence Donnelly Centre for Cellular and Biomolecular Research at the University of Toronto. Architects: Behnisch Architekten and the Architects Alliance.

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.

Martin, S., & Thaxter, F. (2006). "New LEED trend". *Urban Land*, 65(11), 116-117. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Describes LEED-NC, which is geared to new construction and major renovations. It is one of six types of LEED designations, four of which are fully functional (LEED-NC, LEED-EB, LEED-CI, LEED-CS) with two in the pilot stage (LEED-H, LEED-ND).

McCormick, K. (2006). "Regional thinking: the Denver metropolitan area has been a model of regional cooperation, with municipalities and counties working together to improve infrastructure and accommodate growth". *Urban Land*, 65(9), 88-98. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'From transit to economic development to green building, Denver is thinking regionally and enacting solutions that not only address its problems, but also position the city to grow into the future.'

McCormick, K. (2008, "Is LEED Certification Worth It?". *Multifamily Trends*, 11, 32.

According to the U.S. Green Building Council, studies indicate that the return on investment is 6.6 percent higher for green commercial buildings than for conventional structures. The data on residential construction, however, are not yet in.

McDonough, W., Browning, W. D., Rush, R. D., Zinn, S., & Newman, M. (2002). "The green way: green development needs to be an integrated effort, not a piecemeal activity involving tacked-on concepts and technologies". *Urban Land*, 61(11), 78-85. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Illustrates the example of the PNC headquarters on a former brownfield site in downtown Pittsburgh. Includes an interview with architect William McDonough, and sidebars on wildlife habitat in new Arizona and Florida developments by Stacie Zinn, and energy efficient government buildings in Sacramento, Calif., by Morris Newman.

McGregor, A., Turzynski, J., Cousins, F., Guerrero, J., & Carney, K. A. (1998). "Designing to sustain". *Urban Land*, 57(12), 50. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Advocates sustainable development strategies for real estate professionals. Illustrates examples of adaptive reuse, recycling, solar power, reduced commuting, and other green

design techniques as marketing opportunities. Sidebars by Janel Guerrero and Kathleen A. Carney.

McIlwain, J. (2008, "Location, Location, Location: Building Green is about More Than Building". *Multifamily Trends*, 11, 18.

The impact of local land planning on carbon emissions is likely to become a new area of regulation-if, that is, the United states acts decisively to reduce carbon emissions.

McLennan, J. F. (2004). *The Philosophy of Sustainable Design* Ecotone Publishing Company LLC. Retrieved from http://www.amazon.com/Philosophy-Sustainable-Design-Jason-McLennan/dp/0974903302/ref=sr_1_1?ie=UTF8&s=books&qid=1220538346&sr=1-1

McLeod, L. (2007). "Portland warehouse adapted as green office building". *Urban Land*, 66(11), 29-30. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

McMahon, E. T. (2005). "Green infrastructure". *Urban Land*, 64(5), 73-73. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Describes the often fragmented and ineffective, if well-meaning, approaches to land conservation, and offers alternatives for comprehensive, long-range environmental and landscape protection and open space preservation.

Miller, J. (2008, "Energy Bill Shines Light on Things to Come". *Urban Land Green*, 3, 61.

Increased car mileage and renewable fuel standards, reduction in fossil-fuel consumption by federal buildings, and creation of an Office of Federal High Performance Green Building are just a sampling of initiatives recently enacted by Congress.

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.'

Morrison, D. R. (1997). "Sustainable design at a 'new' energy resource center". *Urban Land*, 55(6), 15-16. Retrieved from

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

Case study of the Energy Resource Center in Downey, California, located in a renovated 1950s building which reused much of its original building materials in the expansion. Renovation architects: Wolff Lang Christopher.

Muro, M., & Katz, B. (2006). "Raising the roof in New Orleans". *Urban Land*, 65(1), 34.

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

The authorss pose the question: How should the nation go about rebuilding a flood-prone, racially divided city of great character and soul so that it reemerges more inclusive, sustainable, and prosperous than before?

Myers, P. (2006). "Direct democracy and development". *Urban Land*, 65(6), 130-133.

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

Case study of citizen participation in planning and development in Cupertino, Calif., where an unlikely coalition of environmentalists and the building industry together opposed ballot measures intended to restrict building heights, density, and other smart growth practices. Looks also at California generally as the 'epicenter' of 'ballot-box zoning' and other states where land-use initiatives are determined by popular vote.

Myers, T. "Green Building Standards - Why Mandating a Good Idea can be Bad Policy".

Retrieved from <http://cei.org/pdf/4521.pdf>

What happens when you take a good idea for some and make it mandatory for all?

Jurisdictions across the United States are finding out as they enact laws and executive orders requiring that all new government buildings be built to meet "green building" standards designed by the U.S. Green Building Council.¹ Governments at all levels are promoting the standards, known as Leadership in Energy and Environmental Design (LEED) as a one-size-fits-all strategy to make government buildings more environmentally friendly. Ironically, the standards were not designed to be used this way. LEED mandates are likely to raise the costs of housing for consumers as well as increase tax burdens of citizens in cities and towns that rigidly apply LEED to public projects.

National Association of Industrial and Office Properties. (2003). *Developing green : real estate briefings*. Herndon, Va.: National Association of Industrial and Office Properties.
A compilation of journal articles pertaining to environmentally friendly, sustainable architecture.

Newton, M. W. (2005). "Green evolution: the next step is the adoption of more fundamental shifts in design and engineering". *Urban Land*, 64(10), 38. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>
'Though it costs more to develop a property fully certified under the Leadership in Energy and Environmental Design (LEED) program than one where only a few green systems are implemented, as acceptance of green building grows and more suppliers of green services and products enter the market, costs will be driven down to the point of parity with traditional building expenses.'

Nolan, M., Pulley, R., Colletta, B., & Brantley, W. (2003). "Office exploration: emerging trends in building and workplace design". *Urban Land*, 62(11), 79-83. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>
Examines trends in building and interior workplaces, leasing, and the office furniture

industry. Sidebar on environmentally-friendly building practices employed by architects Cesar Pelli & Associates by William Brantley.

Nyren, R. (2006). "Design: ten cities to watch". *Urban Land*, 65(11), 54-58. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'High-profile architects, innovative design, and sustainable strategies are changing the ways U.S. cities look - and operate.'

Nyren, R. (2006). "Green 'hoods". *Urban Land*, 65(6), 42-46. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'True sustainability goes beyond green building techniques. These ten green urbanist neighborhoods serve as models.'

Nyren, R. (2006). "Top loft [ten loft projects]". *Urban Land*, 65(5), 40-44. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'Ten loft projects stand out for their innovative design, use of sustainable strategies, creative application of urban design principles, position as catalysts for economic development - or some combination of the above.'

Nyren, R. (2007). "Greener retail: individual retailers and shopping center developers are adapting sustainable design strategies for the retail industry". *Urban Land*, 66(1), 50-54. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Open atmosphere: environmentally friendly office building in the U.K. wins three major awards.(2006). *Urban Land*, 65(11), 184-184. Retrieved from

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

New corporate office building for the British health care company Roche by BDP. The three awards - for best regional corporate office building, best national corporate office building and best building overall - were awarded by the British Council for Offices.

Park Service regional headquarters strikes LEED gold.(2005). *Urban Land*, 64(11), 54-54.

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

The midwestern regional headquarters building of the National Park Service in Omaha, Neb., has been awarded a gold-level certification by the U.S. Green Building Council, in addition to several other awards for its energy efficiency and green design. Architects: NPS with the General Services Administration.

Parolek, D. G., Parolek, K., & Crawford, P. C. (2008). *Form Based Codes: A Guide for Planners, Urban Designers, Municipalities, and Developers* Wiley. Retrieved from

http://www.amazon.com/Form-Based-Codes-Municipalities-Developers/dp/0470049855/ref=sr_1_1?ie=UTF8&s=books&qid=1220539724&sr=8-1

Pearson, B., Pandolfi, D. S., & Macht, W. P. (2007). "Solution file: building a green research park". *Urban Land*, 66(6), 144-145. Retrieved from

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

Peloquin, R. (1996). "Huangshan Green Valley International Resort". *Urban Land*, 55(8), 59-62. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

An 'environmentally and culturally sensitive' resort developed by American firm RTKL in association with Chinese government architects and planners in Anhui Province, China.

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. (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.

Platter, D. (2000). "The Big Apple turns green". *Urban Land*, 59(2), 41-41. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

The nation's two largest energy efficient buildings have recently been completed in Times Square: the Condé Nast Building and Reuters America, both by architects Fox & Fowle.

The Plaza at PPL Center, Allentown, Pennsylvania [ULI Awards]. (2005). *Urban Land*, 64(2), 24-25. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Winner of a ULI Award for Excellence in 2004. Architects: Robert A.M. Stern Architects with Kendall Heaton Associates.

Porter, D. R., Dubin, R., & Cherry, N. (2000). "L.A. green: a residential development in north Los Angeles is smart, sustainable, and, most of all, affordable". *Urban Land*, 59(10), 90. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

On the Village Green residential development, which incorporates numerous New Urbanist and energy-efficient characteristics offered by the Partnership for Advancing Technology in Housing (PATH). Sidebars by Roseanne Dubin and Nathan Cherry.

Ramsey, P. (2007, "The Evolving Legal Environment for Green Building". *PREA Quarterly*, , 62.

RCLCO-Robert Charles Lesser and Co. (2008). "Measuring the Market for Green Residential Development"., 7/15/08. Retrieved from

http://www.rclco.com/pdf/Measuring_the_Market.pdf

Green building is slowly becoming mainstream, and homebuyers are beginning to generate demand for green homes. But just as there is no commonly held definition of "green home," there is no "green buyer." Homebuying is quite complex, and for some, green is just one of a multitude of factors that may influence their home purchasing

decision. RCLCO's research has uncovered a variety of buyer motivations that may drive demand for green homes, which can be categorized into three main categories: The Environment

Real Estate Media. (2007). In US Green Building Council, Building Owners & Managers Association International(Eds.), *The 2007 Green Survey: Existing Buildings* Real Estate Media.

Reed, L. (2006). "Green siting: plan the site, then design the building". *Urban Land*, 65(6), 136-138. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'A successful green building starts with selecting the right location for sustainable development or redevelopment. The entire building and site plan must be viewed as a single holistic and integrated living system, not a series of green pieces or isolated additions.' Illustrates examples from China, California, and Texas designed by the author's firm, SWA Group.

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

Riggs, T. (2008). "ULI's Washington, D.C., headquarters awarded LEED green building certification". *Urban Land*, 67(1), 28-28. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Robinson, K. P. (2003). "Greening interior office space". *Urban Land*, 62(7), 49-50. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Describes the U.S. Green Building Council's LEED standards for commercial interiors,

called LEED-CI for Leadership in Energy and Environmental Design - Commercial Interiors. A case study is the BP office building in Warrenville, Ill.

Rocky Mountain Institute, United States. Dept. of Energy. Office of Energy Efficiency and Renewable Energy, & Sunnywood Designs. (2001). *Green developments* (Version 2.0 ed.). Washington, D.C.: produced for Rocky Mountain Institute by Sunnywood Designs. Presents 200 green development case studies from around the world. Case study categories include educational, commercial/office, retail, residential, laboratory, health care, hotel/resort, industrial/warehouse, institutional, and mixed use developments.

Rogers, R. (2006). "Green transit: the greening of transportation systems, integrated with green buildings, will be vital to sustainable development as populations increase". *Urban Land*, 65(6), 84-88. Retrieved from

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

On the components of environmental policy in an area of the Pacific Northwest known as Cascadia: a swathe between the Pacific Ocean and the Cascade Mountains encompassing ten metropolitan areas from Portland, Ore., to Seattle, Wash.

Rosan, R. M. (2006). "Building for permanence: in today's world of land use, sustainability is more relevant than ever". *Urban Land*, 65(7), 35-35. Retrieved from

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

On the occasion of the Urban Land Institute's 70th anniversary this year, the land use philosophy of one of its founders, J.C. Nichols, could arguably be described as one of sustainable development, the theme of ULI's green building conference in Seattle in April 2006.

Rosan, R. M. (2006). "ULI renovates green". *Urban Land*, 65(11), 50. Retrieved from

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

'Interest is growing in the area of environmentally conscious building renovation - the

transformation of traditional, existing space into green space.' Report on the ULI Sustainable Development Conference held in April 2006 in Seattle. Also discusses problems associated with the redevelopment of ULI's own office space in Washington, D.C., along green lines.

Rosan, R. M. (2007). "Building responsibly". *Urban Land*, 66(10), 264-264. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'The correlation between land use and climate change really comes down to building sustainable communities that withstand the test of time and change.' Results of a recent report released by ULI.

Rose, J. F. P., & Roussac, C. (2005). "The business case for green building". *Urban Land*, 64(6), 68-71. Retrieved from

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

'To become effective caretakers of the planet, people need to find a path that makes both good environmental sense and good business sense. And there is no better place to begin that effort than in the real estate industry... commercial, industrial, and residential real estate represents nearly 'half' of [U.S.] energy consumption.' Sidebar, 'Green leases for greener buildings,' by Craig Roussac.

Rose, S. W. (2006). "Sustainable housing at lower costs? Can truly sustainable houses compete with traditional housing?". *Urban Land*, 65(5), 68-71. Retrieved from

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

'With an eye to whether sustainable houses can compete with traditional houses in an open marketplace, a seven-house pilot project is being developed by Garden Atriums Inc. in Poquosan, Virginia, on the Chesapeake Bay near Newport News. The first two houses at the Garden Atriums are occupied, and two additional units are under construction.' The designs are based on courtyard houses but are given a central covered atrium.

Photovoltaic roof panels generate electricity and hot water; clustering of the houses leaves open space for shared amenities, such as a boat dock; and other environmentally friendly approaches, such as VOC paint and non-toxic wool carpeting, are used.

Rsmeans. (2006). *Green Building: Project Planning & Cost Estimating (Means Green Building: Project Planning & Cost Estimating)* (2nd ed.) R.S. Means Company. Retrieved from http://www.amazon.com/Green-Building-Project-Planning-Estimating/dp/0876298269/ref=sr_1_1?ie=UTF8&s=books&qid=1220541105&sr=1-1

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.

Rush, R. D., & Thorp, A. (1999). "Sustainformation: sustainability concerns are changing the way we build". *Urban Land*, 58(11), 62. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Outlines some of the forces currently driving the increased interest in sustainable design. Sidebar on the enCompass web site on recycling by Ann Thorp.

Sackett, J. (1997). "Sustainable development for the 21st century". *Urban Land*, 55(6), 23. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'Sustainable development is becoming a key tool by which developers and building owners can give access to nonutility-served project sites...and meet growth needs in an environmentally positive way.'

Salustri, J. (2007, "Greening U.S. Buildings". *Real Estate Forum*, , 26.

Consider it a work in progress, but more owners and managers are getting the picture- and collecting ROIs on environmental programs.

Sargent, K. (2005). "Today's workplace: accepted wisdom on workplace design must adapt to a changing work environment". *Urban Land*, 64(10), 114-120. Retrieved from

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

On the changes in workplace environments coming about from a confluence of demographics (retiring baby boomers and gen Ys entering the workforce) and new technologies. Advice for real estate developers.

Schafer, D., & White, A. (2005). "Resort village goes for a LEED". *Urban Land*, 64(8), 48-49.

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

The 'redeveloped Village at Northstar near Lake Tahoe, California, aims to become the first resort village designed from scratch to seek certification through the Leadership in Energy and Environmental Design (LEED) program of the U.S. Green Buildings Council.' Architects: Oz Architecture.

Schmitz, A. (2004). "The new suburbia: new urbanism and smart growth policies are having a major impact on suburban planning and development". *Urban Land*, 63(5), 52-57.

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

Illustrates examples that include 'a mix of housing types on a connected grid of pedestrian-oriented streets... denser development and mixed-use town centers... green approaches to development [that] are starting to be demanded by the public... integrating public transit into development... [and preserving] their scenic, ecological, and recreation assets.'

Scholz-Barth, K. (2005). "Harvesting \$ from green roofs: green roofs present a unique

business opportunity with tangible benefits for developers". *Urban Land*, 64(6), 83-87.

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

Examples from Washington, D.C., and Baltimore, Md.

Scholz-Barth, K., & Siegel, J. B. (2001). "Green on top". *Urban Land*, 60(6), 82. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'By combining stormwater management, energy efficiency, and urban ecology, green roofs present a unique business opportunity that can have tangible benefits for developers.'

Seattle home to several new green projects.(2005). *Urban Land*, 64(6), 45-45. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

LEED certification has been awarded to the Seattle Biomedical Research Institute building and to the Alcyone apartment house.

Sheridan, M. (2004). "Building environmentally friendly, affordable housing in the states". *Urban Land*, 63(11), 130-131. Retrieved from

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

On the work of the Enterprise Foundation and its chairman Bart Harvey, in building affordable housing through their Green Communities Initiative.

Slabbert, N. (2005). "Biopragmatism: Malaysian architect Ken Yeang combines high-rise engineering know-how with cutting-edge green technologies". *Urban Land*, 64(3), 144-144. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Brief profile of the architect, who is synonymous with bioclimatic tropical architecture, with particular reference to his recently-completed National Library in Singapore.

Smart Growth America (Organization), & United States. Environmental Protection Agency.

(2005). *Smart growth shareware* (Version 2, updat ed.). Washington, DC: Smart Growth America.

Solar tube. (2006). *Urban Land*, 65(6), 216-216. Retrieved from

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

'A three-story house, located on the edge of Vienna, Austria, pushes the science and style of sustainable architecture to the extreme, transforming a 'solar tube' - a small light- and heat-capturing rooftop device - into a design concept for the whole building.' Part of a traveling exhibition, 'The Green House: New Directions in Sustainable Architecture and Design' that is on view at the National Building Museum in Washington, D.C., until 3 June 2007.

Steiner, F. (2008, "Setting Our Sights Higher and Wider". *Urban Land Green*, 3, 76.

Organizers of a new initiative are working to extend green standards beyond buildings in order to encourage landscape architects, civil engineers, and land managers to implement environmentally sound practices across entire sites.

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-](http://www.amazon.com/Creating-Value-Smart-Development-Design/dp/087420075X/ref=sr_1_1?ie=UTF8&s=books&qid=1220584393&sr=1-1)

[Value-Smart-Development-](http://www.amazon.com/Creating-Value-Smart-Development-Design/dp/087420075X/ref=sr_1_1?ie=UTF8&s=books&qid=1220584393&sr=1-1)

[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)

Swanson, R. A. (2007, ""Greening" Health Care Facilities". *Urban Land Green*, 2, 84.

Despite the challenges, today's health care institutions are finding new ways to incorporate green design strategies into new construction to speed healing-not only of patients, but also of the planet.

Takesuye, D. (2004). "Awards profile: preserving an enclave: Atago Green Hills". *Urban Land*,

63(3), 110-111. Retrieved from

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

Winner of one of ten ULI Awards for Excellence for 2003. Architects: Minoru Mori, Cesar Pelli & Associates, Irie Miyake Architects & Engineers, and Takenaka Corp.

Tarnay, S. (2005). "Green neighborhoods: the neighborhood is a building block for sustainable development". *Urban Land*, 64(5), 63-68. Retrieved from

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

Describes and illustrates a variety of approaches available to planners and developers to undertake sustainable development projects.

Tarnay, S., & Beatley, T. (2006). "Living green [BedZED, London]". *Urban Land*, 65(6), 54-61.

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

Describes the Beddington Zero Energy Development, known as BedZED, a sustainable and transit-friendly community in the London borough of Sutton. Sidebars on the Mata de Sesimbra sustainable development project in Portugal, and 'The lessons of BedZED' by Tim Beatley.

Tarnay, S., & McMahon, E. (2005). "Toward green urbanism: reimagining cities in collaboration with nature". *Urban Land*, 64(6), 54-59. Retrieved from

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

'As the costs of sprawl and resource depletion, as well as the vulnerability of public infrastructure, have become more apparent, efforts in a number of cities are beginning to define something new to American place making - green urbanism.' Elements of this approach include collaborating with nature, urban development as an environmental choice, restoring and enhancing urban watersheds, transit-oriented development, brownfields redevelopment, mitigating density, green roofs, high-performance buildings, 'emerald necklaces,' integrated transport systems, cycling paths and walkways, historic preservation and placemaking, resource conservation and clean energy. Illustrations taken from New York, Seattle, Minneapolis, Chicago and Pittsburgh.

Technology Square at Georgia Institute of Technology, Atlanta, Georgia [ULI Awards].(2005).

Urban Land, 64(2), 30-31. Retrieved from

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

Winner of a ULI Award for Excellence in 2004. Architects: Thompson, Ventulett & Stainback.

Thompson, J. (2003). "Green design: going mainstream? Making the business case is the key to bringing sustainability into the mainstream". *Urban Land*, 62(7), 10. Retrieved from

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

Green design and energy efficiency as factors in real estate development.

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.'

Tourbier, J. T. (1998). "Blue-green technology: an innovative approach to stormwater management". *Urban Land*, 57(3), 18-20. Retrieved from

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

'Blue-green technology is a new, holistic design concept that maintains water balance...through a self regulating...system that holds back stormwater and cleans it by using plants.'

ULI Awards: from decaying historic landmark to environmentally friendly office building.(1999). *Urban Land*, 58(6), 22-23. Retrieved from

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

ULI's Award for Excellence for rehabilitation in 1998 went to the UtiliCorp United Building in Kansas City, known as the New York Life Building. Architects (1888): McKim, Mead & White; restoration architects: Rafael Architects; new interiors by Gastinger Walker Harden Architects.

Urban Land Institute. (1998). *Smart growth : economy, community, environment*.

Washington, D.C.: Urban Land Institute.

Urban Land Institute. (2000). *The Smart growth tool kit : community profiles and case studies to advance smart growth practices*. Washington, D.C.: Urban Land Institute.

Using an integrated performance approach in building assessment tools.(2006). *Building Research & Information*, 34(4), 334. doi:10.1080/09613210600672914

Using state tax credits to build green.(2005). *Urban Land*, 64(6), 42-42. Retrieved from

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

Case study of Bowie Corporate Center in Bowie, Maryland. It will be one of the first buildings to obtain a green building tax credit, a benefit enacted by the state in 2003.

Varner, D. (2007). "Asset repositioning [Nassif Building, Washington, D.C.]". *Urban Land*, 66(9), 40-42. Retrieved from

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

'The Nassif Building, a 2.1 million-sq.-ft., full-block building constructed in Washington, D.C. in the late 1960s, is being renovated over the next three years, incorporating principles of sustainable design.' The result, by architects SmithGroup, will be 'the largest and most secure private office building in the nation's capital,' and be renamed Constitution Center.

Vegas center goes green [Molasky Corporate Center, Las Vegas]. (2007). *Urban Land*, 66(9), 32-33. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

'Molasky Center, a 17-story office tower, is expected to be one of only 150 buildings in the world to receive Gold certification under the LEED green building rating system.'

Architects: Molasky Group (division of design and construction).

Velazquez, L. S. (2006). "Green flight: green roofs offer numerous benefits, especially when designed for large surfaces such as airport roofs". *Urban Land*, 65(6), 89-93. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Examples from Frankfurt, Zurich, and Amsterdam.

Villani, J. (2000). "Meeting the challenge [Sydney]". *Urban Land*, 59(7), 114. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Development in Homebush Bay for the Sydney Olympics.

Vogel, M. (2006). "Greening downtown greens". *Urban Land*, 65(1), 113. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Examples of development projects that strive to make the building sites as green - in LEED terms - as the the award-winning buildings themselves, in New York, Chicago and Washington, D.C.

Wall, C., & Lockwood, C. (2006). "Q&A with Ché Wall". *Urban Land*, 65(7), 74-75. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Ché Wall is an Australian engineer who is currently the chair of the World Green Building Council, as well as co-founder and director of the Green Building Council of Australia.

Here he discusses green building trends taking place internationally.

Walraven, B. S. (2005). "Push and pull drivers: the market opportunities for developing high-performance buildings". *Urban Land*, 64(10), 28-33. Retrieved from

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

Case studies include the Bank of America headquarters building at One Bryant Park in New York (architects: Cook + Cox); USAA Phoenix Campus, Phoenix, Ariz.; and The Gap at 901 Cherry in Sunnyvale, Calif. (architects: Gensler with William McDonough + Partners). Also shown is 111 South Wacker in Chicago by Lohan Caprile Goettsch Architects. All are LEED certified. In the GreenTech supplement, v.1, n.1, Fall 2005.

WBDG - The Whole Building Design Guide. Retrieved 7/15/2008, 2008, from

<http://www.wbdg.org/>

Wells, W., Bardacke, T., & Global Green USA. (2007). *Blueprint for greening affordable housing*. Washington: Island Press. Retrieved from http://www.amazon.com/Blueprint-Greening-Affordable-Housing-Global/dp/1597261394/ref=sr_1_1?ie=UTF8&s=books&qid=1220585439&sr=1-1

Wexler, R. S., & Mostofi, S. (2008). "Green Building: Now on Firm Footing". *REsource*, (Spring), 1.

Green building is no longer the passion of a few; it is the new standard for commercial and residential developments alike. Green design is an undisputed selling point, remarkably enhancing commercial and residential project value. Green building practices reduce the tremendous impact that building design, construction, and maintenance have on both people and nature. The concept of environmentally friendly real estate is so ubiquitous today that green can be used to describe building without concern that readers will think it refers to the color of a structure.

Wiley, J. A., Benefield, J. D., & Johnson, K. H. "Green Design and the Market for Commercial Office Space".

This paper considers the relationship between energy-efficient design and the leasing/sales markets for commercial real estate. An economic model is provided that

considers lease rates and occupancy in simultaneous equilibrium. The behavior of both is predicted to be influenced by efficient design attributes. Selling price is determined by both rents and occupancy; therefore the impact of efficient design on commercial sales activity should be distributed through the leasing market. The model is tested empirically using a national sample of sales and leasing data for class A office buildings. The evidence indicates that "green" buildings achieve superior rents and sustain significantly higher occupancy. The improved performance in the rental market is reflected in a significant premium for the selling price of Energy Star-labeled and LEED-certified properties.

Willard, B. (2005). *The Next Sustainability Wave: Building Boardroom Buy-in (Conscientious Commerce)* New Society Publishers. Retrieved from http://www.amazon.com/Next-Sustainability-Wave-Buy-Conscientious/dp/0865715327/ref=sr_1_1?ie=UTF8&s=books&qid=1220585550&sr=1-1

Wilson, A. (2005). "Technology trends in high-performance buildings: high-performance, 'green' buildings are not just the wave of the future; they are here and now". *Urban Land*, 64(10), 46-51. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Considers the imminent "tipping point" at which green building shifts from being a niche trend to being the norm.' Identifies such choices as the ecological restoration of landscapes, daylighting, raised access floors, photovoltaics, green roofs, and other techniques as signs that the point is fast approaching. In the GreenTech supplement, v.1, n.1, Fall 2005.

Wilson, A., Uncapher, J. L., McManigal, L., Lovins, L. H., Cureton, M., & Browning, W. D. (1998). *Green Development: Integrating Ecology and Real Estate* Wiley. Retrieved from

http://www.amazon.com/Green-Development-Integrating-Ecology-Estate/dp/0471188786/ref=sr_1_1?ie=UTF8&s=books&qid=1220585677&sr=1-1

Wojcik, V. (2007). "Biodiversity in the built environment". *Urban Land*, 66(6), 98-101.

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

Yudelson, J. (2004). *The Insider's Guide to Marketing Green Buildings* (1st ed.) Green Building

Marketing. Retrieved from http://www.amazon.com/Insiders-Guide-Marketing-Green-Buildings/dp/0976501902/ref=sr_1_1?ie=UTF8&s=books&qid=1220585809&sr=1-1

Yudelson, J. (2006). *2006 Green Building Update*

Yudelson, J. (2007). "Green Building Incentives That Work: A Closer Look at How Local Governments Are Incentivizing Green Development".

Yudelson, J. (2007). *Marketing Green Building Services: Strategies for Success* (1st ed.)

Architectural Press. Retrieved from http://www.amazon.com/Marketing-Green-Building-Services-Strategies/dp/0750684747/ref=sr_1_1?ie=UTF8&s=books&qid=1220585842&sr=1-1

Yudelson, J. (2007). *The Green Building Revolution* Island Press. Retrieved from

http://www.amazon.com/Green-Building-Revolution-Jerry-Yudelson/dp/1597261793/ref=sr_1_1?ie=UTF8&s=books&qid=1220585869&sr=1-1

Zachmann, W. (1999). "Breaking new ground". *Urban Land*, 58(11), 50. Retrieved from

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

'In an effort to make the use of sustainable design and construction part of common practice [in the provision of new multifamily urban housing], a public/private initiative called PATH - the Partnership for Advancing Technologies in Housing - has been putting together demonstration projects across the country.'

Zastrow, J. B., Tombre, E., & Demarest, D. (2001). "Town uses: a mixed-use, infill project is giving San Bruno the makings of a small town". *Urban Land*, 60(8), 60. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

The Crossing is being created as a transit-friendly development on the site of a former Navy base in this coastal California town. Sidebars on land preservation in Utah and the rebuilding of the Hiller Highlands community in Oakland, Calif., which was destroyed by fire in 1991.

Zell, J. (2006). "Visions of green: what role will parks and open space play in a rebuilt New Orleans?". *Urban Land*, 65(10), 68-72. Retrieved from <http://www.uli.org/ResearchAndPublications/Magazines.aspx>

Concerns competing interests for reclaiming flood-prone and flood-damaged areas of the city that some believe should be devoted to green space rather than to rebuilding.