References

Baker, B. (2006). "Europe's affordable housing". *Urban Land, 65*(7), 65-68. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

'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.

Barnes, W. A. (1998). "Stapleton gets ready for liftoff". *Urban Land, 57*(4), 67. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

'The transformation of Denver's former airport into a sustainable, master-planned urban infill community has begun.'

Bucher, D. C. (2003). "Redeveloping grayfields: an emerging smart growth opportunity lies in rethinking uses for failed malls". *Urban Land, 62*(3), 20. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

Gallen, T. (2001). "Brownfield to transit center". *Urban Land, 60*(2), 34-34. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

'EmeryStation, located across the bay from San Francisco between Berkeley and Oakland, provides a case study in transit-based smart growth that offers jobs, housing, retail stores, and an intermodal transit station within the limits of an established urban neighborhood.' Architects: Heller Manus.

Genzyme Center raises bar.(2005). *Urban Land, 64*(7), 44-44. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

'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.

Gosling, J. (2001). "Debating density". *Urban Land, 60*(8), 14. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

Despite the growing popularity of smart growth initiatives, resistance to increasing densities exists in older suburbs.

Gyourko, J. E., & Rybczynski, W. (2000). Financing New Urbanism Projects: Obstacles and Solutions. *Housing Policy Debate, 11*(3), 733-750. Retrieved from http://www.fanniemaefoundation.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

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.

Kalamaros, A. E. (2005). "Sustainable urban growth writ large: a former aerospace development facility gives rise to a mixed-use community that blends conservation with new urban planning". *Urban Land, 64*(9), 122. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

'Playa Vista is a mixed-use community comprising housing, conservation and open-space land, neighborhood shops, offices, and movie production space in historic former aerospace facilities.' In west Los Angeles on the site of the former Hughes Aircraft Company.

Kirk, P. L. (2005). "Reurbanizing the core: both Phoenix and Las Vegas are looking to their downtowns to accommodate a continuing influx of new residents". *Urban Land, 64*(4), 105. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

Recent high-density, mixed-use developments include Green Valley Ranch in Henderson, Nev., and Westgate City Center in Glendale, Ariz.; condominiums are being developed at Chateaux on Central and Orpheum Lofts in Phoenix; and Soho Lofts in Las Vegas.

Kirk, P. L. (2006). "Coloring a 'brown' legacy 'green'". *Urban Land, 65*(6), 116-118. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

'Originally a farming community, Naugatuck, Connecticut, fell victim to the Industrial Revolution, which turned much of the New England village into a brownfield. Now, a developer with a green vision plans to make it a model for sustainable development.'

Kohli, T. (2007). "Found in translation: Tokyo's new green, mixed-use midtown project is designed to create an urban oasis". *Urban Land, 66*(4), 94-97. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

Lockwood, C. (2007). "The coming green renovation boom". *Urban Land, 66*(6), 114-115. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

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 Cavenaugh 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. (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.

Mansfield, T., W., Yockey, R., P., & Yockey, L. B. (2007). *Craving Community: The New American Dream* Abecedary Press. Retrieved from http://www.amazon.com/Craving-Community-New-American-Dream/dp/0976483939/ref=sr_1_1?ie=UTF8&s=books&qid=1220537538&sr=1-1

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.

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

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.

Rutherford, P. (2003). "Redevelopment: the first wave: a number of second-tier cities and suburbs are realizing that sustainable growth is not exclusive to the top markets". *Urban Land, 62*(6), 36-42. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

'Recognizing that... the physical form of smaller markets may offer an alternative to the anonymity associated with larger players, many communities have undertaken planning and redevelopment initiatives aimed at gaining market share in the next development cycle to help ensure their long-term viability.' Examples include Colorado Springs, Colo.; Lincoln, Neb.; Oklahoma City, Okla.; Sun Prairie, Wisc.; Castle Rock, Colo.; and Addison, Texas.

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.'

Shapiro, S. A. (2007). "Hybrid redevelopment: the medium-sized regional shopping mall in the United States is being transformed into a more urban and sustainable development form". *Urban Land, 66*(1), 73-76. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

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.

Smart Growth America (Organization), & United States. Environmental Protection Agency. (2005). *Smart growth shareware* (Version 2, updat ed.). Washington, DC: Smart Growth America.

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.

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.

Valentine, B. (2004). "Transit first: transportation decisions will guide future development in the United States". *Urban Land, 63*(5), 26. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

'Applied intelligently, transit will continue to spark a renaissance in cities and act as a catalyst for smart growth in suburban and rural areas. Misused, it will continue to feed sprawl, environmental degradation, and poor quality of life. Planners and designers of commercial developments are in a pivotal position in determining the nation's future land use issues and ultimate destiny.' Sidebar on the environmental and societal costs pf sprawl.

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.

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.

Zyscovich, B. (2006). "Midtown Miami". *Urban Land, 65*(2), 70-73. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

'A public/private partnership is transforming a desolate inner-city container yard into a mixed-use, urban community of diverse and sustainable neighborhoods... The project, which runs parallel to Biscayne Bay, creates a new urban neighborhood for Miami.' Urban design by the author's firm, Zyscovich, Inc.; landscape and streetscape design by Kimley-Horn & Associates.