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7 World Trade Center earns LEED Gold.(2006). *Urban Land, 65*(7), 26-26. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

'The last to fall on 9/11 and the first to rise again, 7 World Trade Center has received a Gold rating for environmental sustainability under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, reportedly a first for a New York City office tower.' Architect: David Childs and SOM; developer: Larry Silverstein.

Ashley, E. (2008). Using Pervious Concrete to Achieve LEED Points. *Concrete Infocus,*

Pervious concrete is a unique and innovative means to manage stormwater. When pervious concrete is used in building site design, it can aid in the process of qualifying for LEED Green Building Rating System credits.

Becker, J. (2006). "LEEDing the pack: Salt Lake City has made a significant commitment to sustainable architecture, striving for LEED certification for a variety of public buildings". *Urban Land, 65*(4), 110-111. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

Bergsman, S. (2002). "Arlington, Virginia, plans for green buildings". *Urban Land, 61*(7), 32-32. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

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.

Brink, T. C. (2003). "The next wave: making intelligent, energy-efficient choices about new development is not only fashionable, but also feasible". *Urban Land, 62*(7), 19-21. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

Approaches to sustainable real estate development in Dallas, New York City and Beijing.

Cappin, N. (2007). "Where is Europe on energy performance?". *Urban Land, 66*(6), 116-118. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

Dallas among cities moving toward greener building standards. Retrieved 7/15/2008, 2008, from http://www.dallasnews.com/sharedcontent/dws/bus/industries/commrealestate/stories/DN-leedside_23cre.ART.State.Edition1.467a912.html

Del Percio, S. T. (2004). "Skyscraper, Green Design, & the LEED Green Building Rating System: The Creation of Uniform Sustainable Standards for the 21st Century or the Perpetuation of an Architectural Fiction". *Environs: Envtl, L.& Pol'y J., 28*, 117. Retrieved from http://www.greenbuildingsnyc.com/stephen/

Dinola, R., & Shum-Miller, K. (2006). "Getting behind the wheel [sustainable development]". *Urban Land, 65*(6), 70-75. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx
On those qualities which can be the drivers of sustainability, and the community resources that can provide the fuel. Case studies of the South Lake Union district in Seattle, the Brewery Blocks project in Portland, Ore., and the Noisette community in North Charleston, S.C. Also provides a chart of expanding LEED programs developers can choose from when considering a green project.

Earley, S. L. (2005). *Ecological Design and Building Schools: Green Guide to Educational Opportunities in the United States and Canada* New Village Press. Retrieved from http://www.amazon.com/Ecological-Design-Building-Schools-Opportunities/dp/0976605414

Fedrizzi, S. R. (2005). "Refining how LEED works: the building community is driving LEED evolution". *Urban Land, 64*(10), 16. Retrieved from

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

'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.

Flynn, K. (2003). "Finding balance: though guidelines are helpful, great design requires thinking about the relationship between natural systems and our own activities". *Urban Land, 62*(7), 112-112. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

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.

GreenTech: high-performance building.(2005). *Urban Land, 64*(10) Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

GreenTech, 2005 Fall, v.1, n.1, 66-page supplement to Urban Land. Seven articles separately indexed.

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.

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.

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-Delivery/dp/0470114215/ref=sr_1_1?ie=UTF8&s=books&qid=1220535771&sr=1-1

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 deisgners, 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.

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.

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.

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. (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). "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 '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

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. (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

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. (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.

Miara, J. (2007). "LEED versus Green Globes". *Urban Land, 66*(6), 124. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

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.

Newberg, S. (2005). "Certifying neighborhoods: LEED-ND could have far-reaching effects on the development industry". *Urban Land, 64*(11), 32. Retrieved from http://www.uli.org/ResearchAndPublications/Magazines.aspx

Describes the latest set of standards from the U.S. Green Building Council, Leadership in Energy and Environmental Design and Neighborhood Development.

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.'

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.'

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.

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).

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.

Walraven, B. S. (2005). "Push and pull drivers: the market oppportunities for developing high-performance builidings". *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.

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.

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