

# Sustainable Real Estate Development

Fall Course - Class 2

Front Loading

# **ENVIRONMENTAL ACCOUNTABILITY**

# Site Evaluation

- What are the physical traits?
  - Brownfields, Wetlands, Undulations, Timber
- What are the physical assets?
  - Vistas, Timber, Water, Natural Gas, Minerals, Wind, Solar, Soil, Wildlife
- What are the community attributes?
  - Demographics, Industries, Economic Advantages / Disadvantages, Infrastructure, Schools, Churches

# Site History

- Planning Board
- Zoning Board
- Preservation Board
- DHCR – Department of Housing & Community Revitalization
- ESDC – Empire State Development Corporation

# Energy Assets

- Natural Resources
- Local Resources
- Regional Resources
- Potential Opportunities
- Choosing the right Energy Plan
- Market & Measure – How will the Plan deliver your expected results?

# Community Favorability

- What is the Demographic?
- What Agencies are forthcoming?
- Rotary / Kiwanis / Churches
- Is the an Educational benefit?
- Number of Jobs and Type
- Community Benefits Agreement

# Legal Issues and Alternatives

- What is your Plan – Presale or Buildout?
- Units vs. Traffic
- Open Space
- Community Services & Infrastructure
- Commercial Space, Parking, Parks, Exercise
- Arboreatums, Moratoriums, Conundrums
- Bonds, Bids and Bribes

# Local & Regional Resources

- Local USGBC Chapter
- Advocacy Groups
- Manufacturers
- Corporate Interests – Dunkin Donuts / Starbucks
- ESDC or other State Agency

# Development Plan

- Highlight Unique aspects
- Creative solutions to impact
- What are fiscal advantages of increasing impact?
- Is the new management system valuable?
- How do the benefits reveal themselves physically?
- Emissions Savings