

Brownfield Redevelopment and LEED® in 2010:

What Happens When You Mix Green and Brown?



Audio Conference • November 18, 2010 • 1:00 PM – 2:30 PM EST

EXPRESS REGISTRATION

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Audio Conference ID: 386878

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A survey by the Northeast-Midwest Institute indicated a trend that large-scale, community transforming brownfields redevelopment in the United States is going green. This audio conference will help you understand the contributing factors to ROI of the maturing green building practices on brownfields. Many professionals in the real estate investment business have witnessed how the redevelopment of brownfields has increased over time due to the market realizing the ability to make a return on investment on contaminated properties. In effect, the value of a cleaned-up property is no longer stigmatized by experienced investors and developers because of our mature position on the learning curve. Green buildings can also yield an increase to net operating income and enhance real estate market value.

During this audio conference, we will examine a brownfield site in New England with potential for renewable energy applications and evaluate how the site could attract public and private financial investment as the economy improves. In this challenging economic climate, buyers, credit tenants and long-term investors are increasingly likely to reward developers who apply these asset values, operational efficiencies and real estate development conditions as a condition of occupancy or investment.

We will also help potential LEED® applicants on brownfields redevelopment projects understand how the LEED® neighborhood development standard may apply to mixed use developments and sustainable communities.

This audio conference is based on publicly available information concerning the LEED® rating and certification system, and is not specifically endorsed or approved by the U.S. Green Building Council.

Learning Objectives

- You will be able to explain and breakdown the benefits and synergies when you mix green – planning, design and construction methods into brownfields.
- You will be able to review and apply LEED® and green building techniques, sustainable site development and remediation practices, and apply them to urban mixed-use redevelopments.
- You will be able to recognize and associate from past projects how green redevelopment practices and development opportunities on brownfields can help developers and their host municipalities offset the cost premiums.
- You will be able to discuss perceived stigmas associated with contaminated land development.

AGENDA

Overview: Fast Forwarding the Brownfields Learning Curve 1979 to 2010

Confronting Legal Issues in Building Green on Brownfields

- Contractual Agreements and Financial Assurance Mechanism
- Reconcile How Clean Is Clean and How Green Is Green
- Update on EPA Green Cleanup Standards
- Financial Incentives and Insurance Products
- Consultant and Contractor Team Selection

Brownfields and Urban Mixed-Use Developments, and 2009 LEED® Revisions

- New Construction and Major Renovations or Additions (LEED® NC)
- Neighborhood Development (LEED® ND)
- Sustainable Sites and Renewable Energy Incentive Programs (Site Selection and Development)
- LEED® New Construction Certification Metrics

Mixing Green, Brown and the Other Green (Return on Investment)

- Evaluation of a Hydroelectric Powered Neighborhood Development

- Trends in Creative Public/Private Tax Incremental Financing of Brownfields in a Tight Credit Market
- Sustainable Development Practices for ROI and Competitive Advantage
- Measuring Greenhouse Gas Emissions for Mixed-Use, Transit-Oriented Brownfields Redevelopment Projects

The Road Ahead and Conclusion

Questions and Answers

Continuing Education Credit:

- AIA/HSW/SD 1.5 • CC 0.5
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For detailed credit information visit us at
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