

# VALUE-ADDED GREEN

## BUILDINGS, LAND & PARTNERSHIPS

Copyright: M. A. von Hausen 2005

**MVH Urban Planning & Design Inc.**

# GOAL: Net Gain

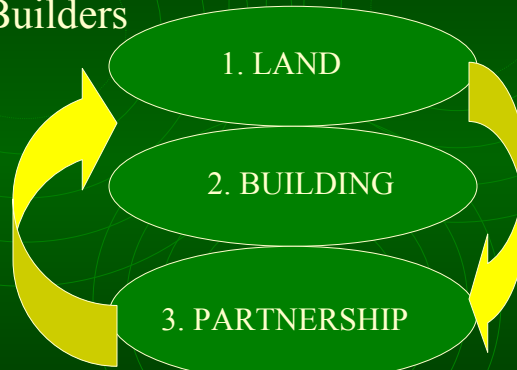
Environmental, Cultural, and Economic  
The Community is better off after than before development

KEY: VALUE PROPOSITION – \$ and Sense at the Core

## 3 STEP PILOT PROJECT PROCESS

“Looking at the Full Package”

3 Value Builders



## TO GET NET GAIN...

### VALUE-ADDED GREEN DEVELOPMENT PROCESS

1. Land - Start with the Site:  
conservation/efficiency of land as a resource
2. Buildings Integration: energy flows in building design; solar orientation, materials, ventilation, liquid and solid waste management
3. Public/Private and Community Partnerships: policy, regulations, contributions, sharing in-kind/cash, and management

## SUSTAINABLE COMMUNITY PARTNERSHIPS

<b>3 D ANALYSIS</b>	<b>Cost/ LOSSES</b>	<b>Revenue/ GAINS</b>	<b>Gains/ Losses</b>	<b>TOTALS Short/Long Term</b>
<b>Private</b>	Hard Soft Time	Land Sales Unit Sales Rent...	-Value - Sales - Rents	ROI (short) NPV (med.) Image/Place
<b>Municipality</b>	Roads/Land Services Value	Levies Taxes Spin-offs	-Residual Land Value -Taxes	Net Losses Net Gains Place (long)
<b>Community</b>	Services Traffic Value	Amenities Services Value	- Quality of Life Index - RE Value	Net Losses Net Gains Place (long)

## EXAMPLES

- 1. LAND DEVELOPMENT:** Two innovative rural/suburban development options
- 2. BUILDING AND SITE INTEGRATION:** single family house and institutional building
- 3. ECONOMIC DEVELOPMENT:** Eco-Industrial Partnerships



## GREEN HOUSE ON W. 11TH

- HERITAGE VALUES
- DENSITY 4/1
- RECY. WOOD (95%)
- RECY. INSUL. (40% & 60%)
- WASTE RECYCLING WHERE POSSIBLE
- HEALTHY MATERIALS (carpets, paints etc.)
- ENERGY: CENTRAL HOT WATER (30% SAVINGS)
- WATER RUNOFF CAPTURE

design for the next millennium

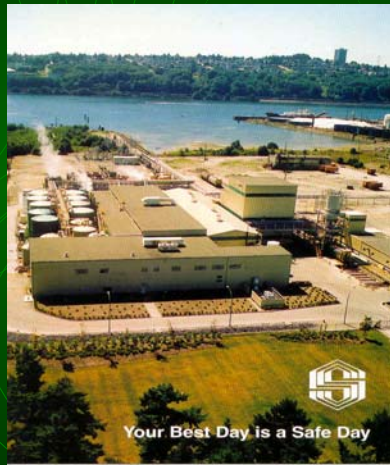


The C.K. Choi  
Building

## C. K. CHOI BUILDING, UBC

- **ENERGY CONSERVATION:** site planning, building form, natural ventilation, passive solar orientation, natural ventilation, natural lighting, light sensors.
- **WASTE AS A RESOURCE:** composting toilets, and grey water recycling system
- **PARTNERSHIP FUNDING:** fund-raising, off-shore participation, international collaboration in design

## MAPLEWOOD PARTERNSHIP Industry and Community

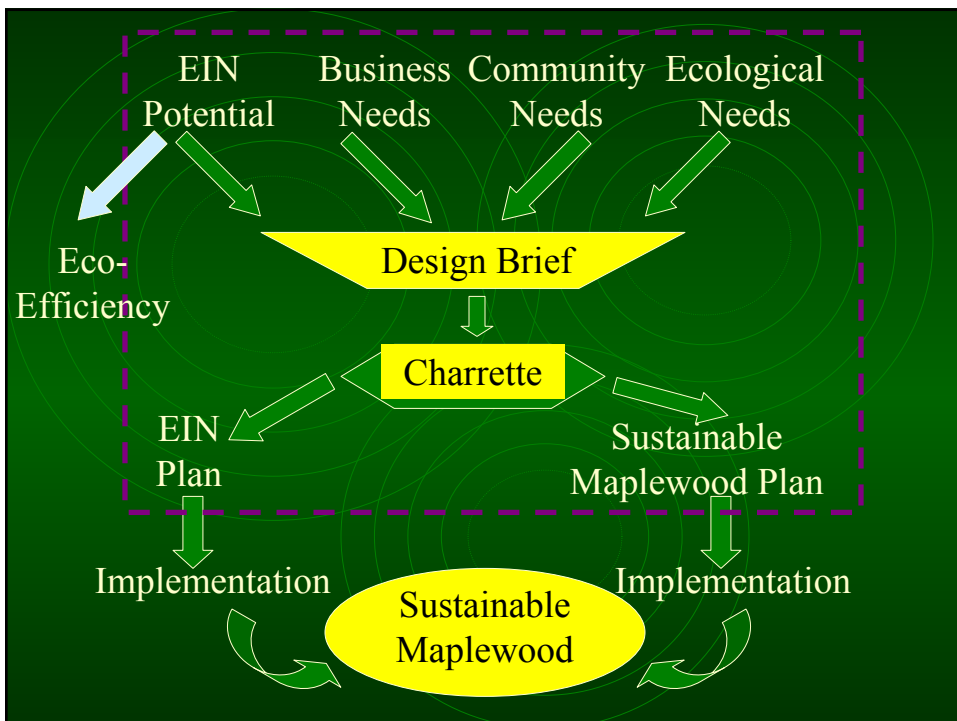


Your Best Day is a Safe Day

# ECO-INDUSTRIAL PARTNERSHIPS

Kalunborg, Denmark

- MATCHING RESOURCE NEEDS WITH WASTE
- COOPERATIVE RECYCLING OF ENERGY, WATER AND OTHER BY-PRODUCTS
- *Brownsville, Texas; Baltimore, Maryland; Cape Charles, Virginia; District of North Vancouver, B.C.*



# 3 STEP PILOT PROJECT PROCESS

“Looking at the Full Package”

