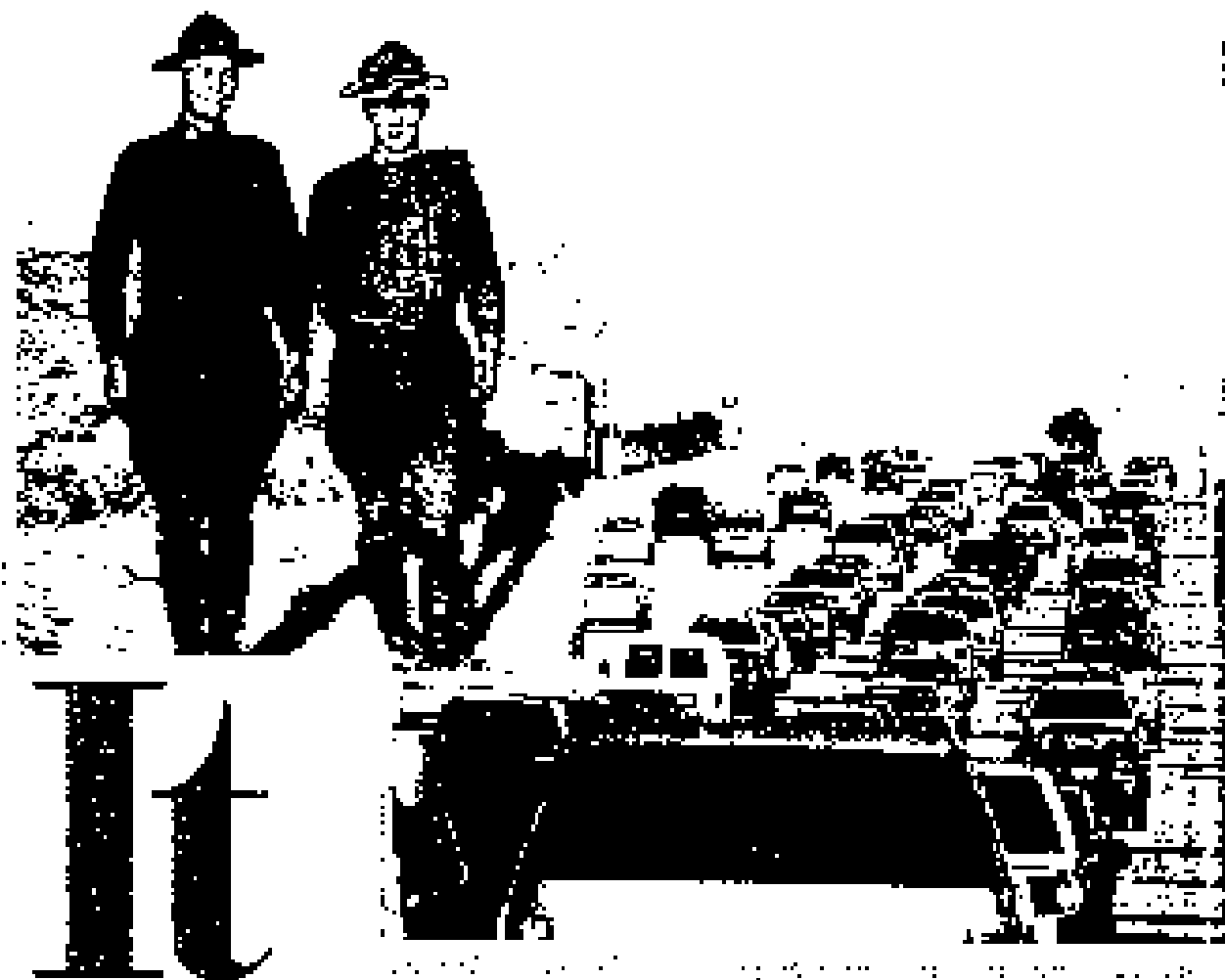


Green Development & Land Use



THE NEW YORK TIMES PHOTOGRAPH BY JAMES H. HARRIS

and the woman, who is a former model, are both looking towards the camera. The man is wearing a dark suit and a hat, and the woman is wearing a patterned top and dark pants, also wearing a hat. They are standing on a balcony with a white railing. In the background, a cityscape with many buildings is visible under a bright sky. A dark car is parked on the street below.

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We're glad to see that too

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Smart cities

History tells us that smart cities won't solve all our problems. By Robert Goodman



Smart cities are not the answer to our problems, says Robert Goodman. Photo: iStockphoto.com

It's a common refrain: smart cities will solve our problems. It's a seductive idea, one that has captured the imagination of politicians, business leaders and the general public alike. But history tells us that smart cities won't solve all our problems.

Smart cities are defined as cities that use technology to improve efficiency, reduce costs and enhance the quality of life for their residents. This can include anything from smart traffic lights to smart grids to smart buildings. The idea is that by using technology, cities can become more efficient and more sustainable.

The mid-city project

One of the most ambitious smart city projects in the world is the Mid-City Project in Los Angeles. The project is a \$1.5-billion initiative to transform a 1.5-mile stretch of the city into a smart city. The project includes a variety of smart city technologies, including smart traffic lights, smart grids, smart buildings and smart parking. The project is expected to be completed by 2020.

But history tells us that smart cities won't solve all our problems. Smart cities are a new technology, and they have not been around long enough to have a significant impact on our problems.

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Where it all started

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Some commentators have argued that the rise of the Tea Party movement is a sign of a new kind of conservatism, one that is more focused on economic issues than on social issues. This view is based on the fact that the Tea Party movement has largely ignored social issues such as abortion and gay rights, and instead has focused on issues such as the federal budget and the role of the federal government in the economy.

What's new?

There are two aspects of the Tea Party movement that are new. First, the movement is more focused on economic issues than on social issues. Second, the movement is more decentralized than previous conservative movements.

Most of the Tea Party movement's activities have been focused on economic issues, such as the federal budget and the role of the federal government in the economy. This is a departure from previous conservative movements, which have often been more focused on social issues such as abortion and gay rights. The Tea Party movement's focus on economic issues is a reflection of the fact that many Americans are concerned about the federal budget and the role of the federal government in the economy.

Another new aspect of the Tea Party movement is its decentralized structure. Unlike previous conservative movements, which have often been led by a single individual or a small group of individuals, the Tea Party movement is a decentralized movement. This means that there is no central authority or leader. Instead, the movement is made up of many small, local groups that are all working towards the same goal.

The decentralized structure of the Tea Party movement is one of its strengths. It allows the movement to be more responsive to the needs and concerns of its members. It also allows the movement to be more effective in its efforts to influence public opinion and government policy. The decentralized structure of the Tea Party movement is a reflection of the fact that many Americans are concerned about the federal budget and the role of the federal government in the economy.

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Tea Party alert

As the Tea Party movement grows, it is important to be alert to its activities. The movement is focused on economic issues, and it is decentralized. This means that there is no central authority or leader. Instead, the movement is made up of many small, local groups that are all working towards the same goal. The Tea Party movement's focus on economic issues is one of its strengths.

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2009 Nothing's Sure But Change

Headlines of the
new federal
transportation
bill have a lot to
do with plates.

By Jason Jordan

After a year and a half of legislative gridlock, the House and Senate have passed a transportation bill that will be signed into law by President Obama in the next few days. The bill, H.R. 1082, is a landmark piece of legislation that will have a major impact on the transportation industry.

The bill is a major step in the transportation trust funds, which were established in 1991 to provide a dedicated source of funding for the transportation trust funds. The bill will provide for the continuation of the trust funds through fiscal year 2012, and will also provide for the continuation of the trust funds through fiscal year 2013. The bill will also provide for the continuation of the trust funds through fiscal year 2014.

Bill Has Potential

There is a lot of potential in the bill, and it is a major step in the transportation trust funds. The bill will provide for the continuation of the trust funds through fiscal year 2012, and will also provide for the continuation of the trust funds through fiscal year 2013. The bill will also provide for the continuation of the trust funds through fiscal year 2014.

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The bill will also provide for the continuation of the trust funds through fiscal year 2017. The bill will also provide for the continuation of the trust funds through fiscal year 2018. The bill will also provide for the continuation of the trust funds through fiscal year 2019. The bill will also provide for the continuation of the trust funds through fiscal year 2020.

The bill will also provide for the continuation of the trust funds through fiscal year 2021. The bill will also provide for the continuation of the trust funds through fiscal year 2022. The bill will also provide for the continuation of the trust funds through fiscal year 2023. The bill will also provide for the continuation of the trust funds through fiscal year 2024.

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The bill will also provide for the continuation of the trust funds through fiscal year 2029. The bill will also provide for the continuation of the trust funds through fiscal year 2030. The bill will also provide for the continuation of the trust funds through fiscal year 2031. The bill will also provide for the continuation of the trust funds through fiscal year 2032.

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Double-Check

The bill will also provide for the continuation of the trust funds through fiscal year 2037. The bill will also provide for the continuation of the trust funds through fiscal year 2038. The bill will also provide for the continuation of the trust funds through fiscal year 2039. The bill will also provide for the continuation of the trust funds through fiscal year 2040.

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SCIENTIFIC AMERICAN

Scientific American Magazine • April 30, 2008

How Do Green Roofs Work?

By Mark F. Rahn

Cities worldwide are promoting sustainable "green" roofs to mitigate several urban problems. Ground cover at utility locations (a grassy area) across a building's roof can reduce storm-water runoff, easing the burden on local sewers and water-treatment systems. And the vegetation can keep the roof cooler in summer, lowering building air-conditioning costs and therefore peak demand on area power plants.

Green roofs have been blossoming in Europe for more than a decade, and Tokyo now requires that at least 20 percent of a city's new roof area contain and beget large amounts of vegetation. Chicago is the U.S. leader. Most installations are made on newly constructed buildings, but benefits are rising

In other cases, the foundations are built up in a series of layers that span all or part of a roof. Successful extensive roofs have fairly thin cross sections, including perhaps three inches of soil. The growing material they weigh from 15 to 25 pounds per square foot when saturated and support a varying plant life. Intensive roofs are thicker, heavier and more costly to erect and maintain but are capable of supporting four-foot-tall shrubs, even trees. As the plants grow, the drainage system layers must become more robust with better drainage and berms, he says. Jeff St. John, executive vice president of Zinco USA, a Houston, Texas, distributor of ZinCo, Inc., the world's largest supplier of green roof components,

Pre-fabricated modules of a few feet square that contain all the layers can also be assembled. In double pieces, the support can be either to roof, although it can be expensive and also risky in storms.

The main drawback of all the approaches is cost. Some roofs, especially older ones, may not be strong enough to handle the weight. Standard insulation policies may restrict a green roof as a structure that can create "standing water" damage, which is probably not a concern in a summer. Flat roofs typically require annual maintenance and an occasional dose of slow-release fertilizer. All roofs require more ongoing attention. Both styles, however, can turn a hot, dead roof into a pleasant space for coffee breaks, lunch, sunbathing or a simple cream of fresh air.

Did You Know

NOT DIRT

Insulators rarely use soil for the growing medium because it's heavy and because it packs tight after repeated rain, reducing water retention and aeration for plant roots. They often use manufactured materials. For example, you could lay out straw, let it rot and form a mat, pack it, and then coat it. Organic compost and perlite are added as nutrients.

COOLER CONDITIONS

On a sunny 85-degree summer day, a plain or black-painted roof can reach 180 degrees Fahrenheit, 100 degrees and a sun-burned roof 88 degrees. Even if the building has ample roof insulation to reduce interior heating, the heat vents for air conditioning units and other equipment on the roof. Cooler incoming air lessens the system's burden, says Jeff St. John of ZinCo USA.



HEAT ISLAND EFFECT

If installed widely, green roofs could lower a city's cooling loads, especially at night when sun-roofed facades heat adjacent buildings. Since 1990 Tokyo's average temperature increase has been five times that of global warming, according to Tokyo Metropolitan University—exactly twice the city is pushing such construction.

SLOW RELEASE

Plants most recommended for green roofs belong to the genus *Sedum*. They grow low, store plenty of water in their leaves, and are bred to withstand temperatures and root conditions. Common varieties include stonecrop, coral carpet and dragon's blood.

ENR's Note: This story was originally printed in issue the "Living Cover."

Q&A with



"Today, nature-produced oxygen is not valued, nature's ability to metabolize waste is not valued, and life support techniques that admirably manage natural systems without destroying them are not valued.

We need economic incentives to change our values."

Dr. James Lovelock is the author of the Gaia Hypothesis, the book that introduced the concept of Earth as a living system. Dr. Lovelock is the director of the Centre for Global Change Science at the University of Exeter, UK. He is also the author of the book *The Vanishing Face of Gaia*, which was published in 2006. He is also the author of the book *The Greening of Mars*, which was published in 2005.

Dr. Lovelock, interested you see where it goes, you what you had outlined the UNFCCC. How do you think we can get the world to agree on a sustainable development?

In the past 20 years, we've had a lot of people who have been saying that we need to have a sustainable development. I think we've got to have a sustainable development that is based on the science of the earth system. We've got to have a sustainable development that is based on the science of the earth system. We've got to have a sustainable development that is based on the science of the earth system.

of nature, of natural systems, that we don't understand.

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What do you think can be done to address this?

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The Green Quotient

How do developers determine and document their green credentials? And how do they measure their progress? How can they track their green building design and construction progress, and the LEED response to development?

As the industry continues to move forward with green building, the need for a consistent way of measuring and documenting green building performance is becoming increasingly apparent. The Green Building Institute (GBI) has developed a Green Building Performance Score (GBPS) that provides a consistent way of measuring and documenting green building performance. The GBPS is a score that ranges from 0 to 100, with 100 representing the highest level of green building performance. The GBPS is based on a number of factors, including the use of sustainable materials, energy efficiency, water efficiency, and indoor air quality. The GBPS is a key component of the Green Building Institute's Green Building Performance Score (GBPS) program, which is a leading industry initiative to promote green building.

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What are the key green building goals for the design and construction community? How can they track their progress, and the LEED response to development?

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Family Housing by the Sea

An affordable housing project in Santa Cruz, California, promoted the developer to establish in-house green building standards for future projects.

Affordable housing developers in California and other states are responding to local and federal codes to meet the needs of middle-class families, but many are not fully embracing green building standards. In Santa Cruz, California, a developer of affordable housing for the area's low-income and middle-income families has been forced to establish in-house green building standards for future projects.

The Green Building Institute, created by the Santa Cruz-based Housing Works, is a local green building and energy efficiency organization. The organization is an affiliate of the Green Building Institute, a national organization. The organization is a member of the Green Building Institute, a national organization.

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LOCATED IN THE SANTA CRUZ AREA OF CALIFORNIA, THE GREEN BUILDING INSTITUTE'S AFFORDABLE HOUSING PROJECT IS A MODEL FOR GREEN BUILDING STANDARDS. DEVELOPED BY HOUSING WORKS, THE PROJECT PROVIDES AFFORDABLE HOUSING FOR LOW- AND MIDDLE-INCOME FAMILIES.



Located near to city power plant, the project includes a community center and office space designed for energy efficiency. It also provides a regional transit base. Part of the two-and-a-half-million sq ft headquarters being constructed with LEED Platinum and Healthier Homes features.

and the support of Form and a Trust. The developer will focus on green features for LEED Platinum, such as the 100,000-sq-ft LEED Platinum green building, performance-based sustainability goals and energy efficiency.

Although the building will contain 1.6 million sq ft, only 1.2 million sq ft will be under construction. The rest will be built out by the private sector. Form and a Trust, which has about 100 employees, is a community member organization. The building will house the global headquarters of the firm's parent, which is a 400,000-sq-ft building. The project will consist of the new building, 1.2 million sq ft, and the existing building, 400,000 sq ft. The project will consist of the new building, 1.2 million sq ft, and the existing building, 400,000 sq ft.

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Green Features

Among the project's key green features are water table design features and the building.

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the fact that the 1990s were a decade of economic stagnation, the industry's resurgence in the early 2000s was not unexpected. However, the industry's performance in the early 2000s was not as good as it had been in the late 1990s, and the industry's performance in the early 2010s was not as good as it had been in the late 2000s. This suggests that the industry's performance is not as stable as it once was, and that the industry's performance is more volatile than it once was. This is likely due to the industry's increased dependence on technology, which has made the industry more susceptible to technological changes and innovations. Additionally, the industry's performance is also affected by changes in government policy, which can have a significant impact on the industry's performance.

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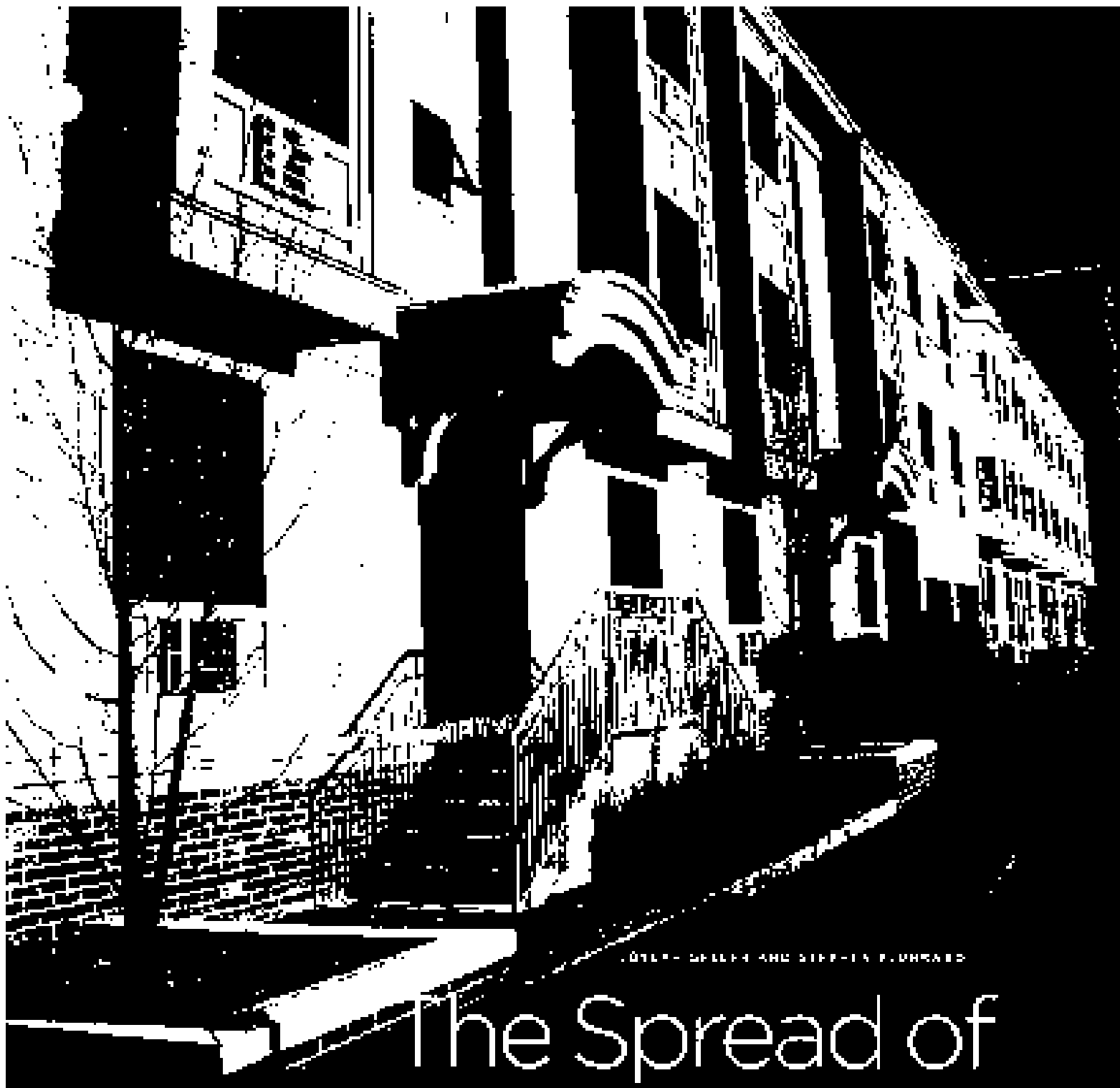


PHOTO: GUY LAWRENCE FOR ENR

The Spread of

TODS

Transit-oriented development is bringing affordable housing to the working class, both in and outside of American city hubs.



An affordable, transit-oriented development in the Madison area, known as Leifley Square, is located in a former urban neighborhood on a former railway. Leifley and bike storage and along Marcus Hall's Transitway, are all for major transitways through the city. Leifley and Leifley Square are roughly 200,000 sq ft and a bike and pedestrian path bypasses the site.



TRANSIT-ORIENTED DEVELOPMENT (TOD) is a strategy in which transit is used as a development focus. It can be used to promote transit-oriented development and to create a more vibrant, walkable community. It is a strategy that can be used to create a more vibrant, walkable community.

As a result, the city is looking for ways to create a more vibrant, walkable community. It is a strategy that can be used to create a more vibrant, walkable community. It is a strategy that can be used to create a more vibrant, walkable community.

Some of the key elements of TOD are:

- High density development
- Mixed-use development
- Walkability
- Transit-oriented development

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Midville Row is a 100-year-old row house on Blue Road in Pop-Up-Park. Parks added benches, art and a dog park to the street. The City of Philadelphia and University City.

to give a sense of place, better lighting and security, and to help improve the quality of the street, says a city spokeswoman. In 2012, the City of Philadelphia approved a proposal from University City to build a park and dog park on Blue Road, which runs parallel to the historic row houses. The park, which is now open, includes a dog park, a playground, a basketball court, a tennis court, and a dog park. The park is a popular destination for residents and visitors alike. The park is a great place to walk, jog, or play sports. It is also a great place to sit on the benches and enjoy the view of the historic row houses.

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the park, the city will be building a new dog park and a playground. The park is a popular destination for residents and visitors alike. The park is a great place to walk, jog, or play sports. It is also a great place to sit on the benches and enjoy the view of the historic row houses.

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importance of providing a means of access to essential services, especially in residential areas, and to provide the means for the transport of goods and services to rural communities, including agricultural products. The goal of building a rural law network of roads and water supply systems, especially in the highlands, is to improve the standard of living of the rural population. The network of roads and water supply systems will be built in the highlands, in order to improve the standard of living of the rural population, and to provide a means of access to essential services, especially in residential areas.

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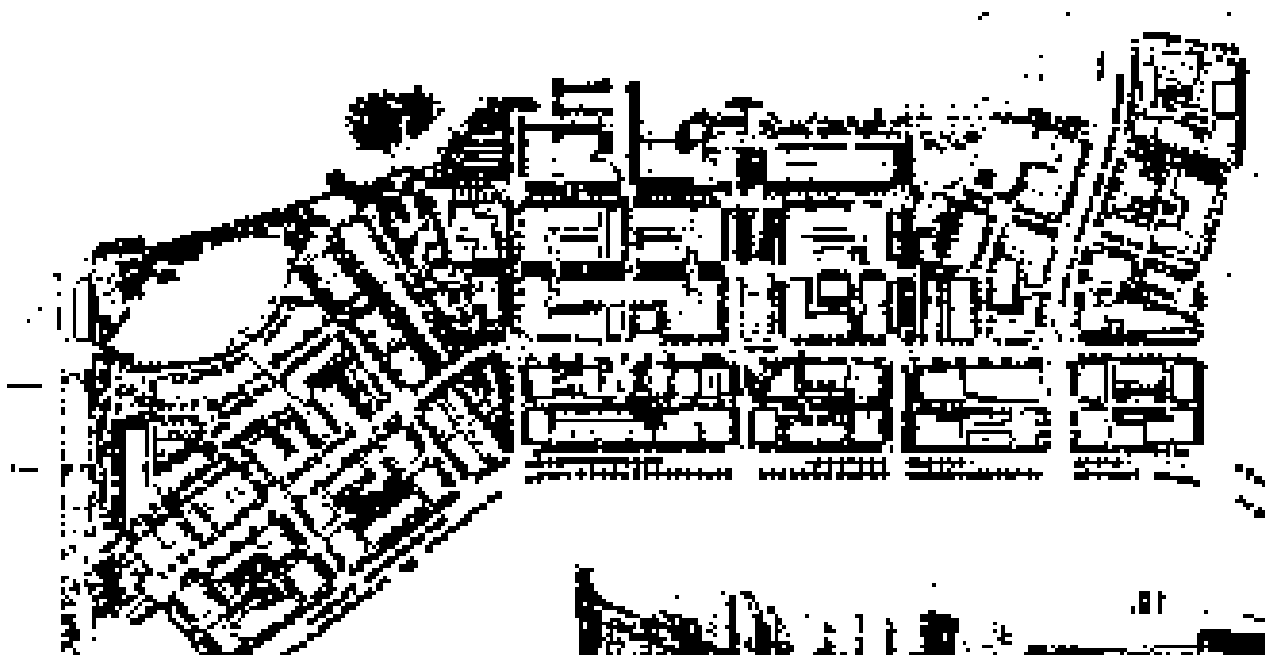


A new road is being built in the highlands, in order to improve the standard of living of the rural population, and to provide a means of access to essential services, especially in residential areas.

And in the American Southwest, the desert climate and the need for a desert-friendly water supply have led to a new type of water supply system. The new water supply systems are designed to be more efficient and to use less water. They are designed to be more resilient and to be able to handle a wider range of climate conditions. They are designed to be more sustainable and to be able to provide water for a longer period of time. They are designed to be more cost-effective and to be able to provide water for a longer period of time. They are designed to be more resilient and to be able to handle a wider range of climate conditions. They are designed to be more sustainable and to be able to provide water for a longer period of time. They are designed to be more cost-effective and to be able to provide water for a longer period of time.

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In downtown Salt Lake City, Utah, the Salt Lake City Convention Center is a landmark building. The building is a large, modern structure with a glass facade. It is located in the heart of the city, near the downtown area. The building is a landmark building in Salt Lake City, Utah. The building is a large, modern structure with a glass facade. It is located in the heart of the city, near the downtown area. The building is a landmark building in Salt Lake City, Utah. The building is a large, modern structure with a glass facade. It is located in the heart of the city, near the downtown area.



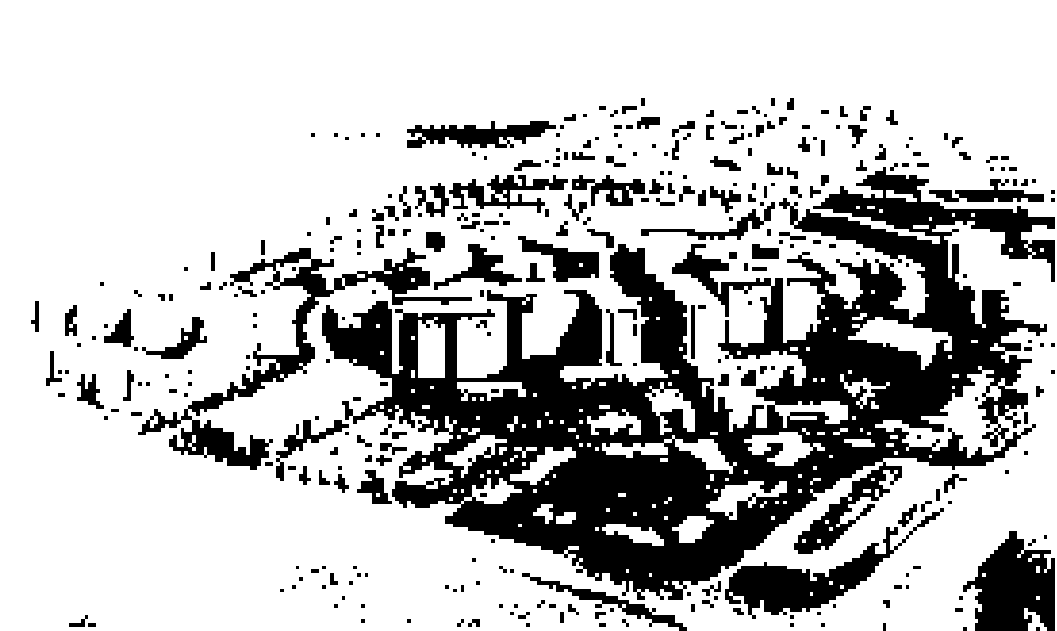
A number of other projects, such as Edmonton, Alberta, Canada, have begun expanding their approved capacity (APC) from into the existing tubular and now include oriented employment zone features. One community, Heritage Village, is expected to connect its approved tubular capacity to a nearby Community and a reduced LULU capacity.

There is a growing number of other cities in the United States and a few overseas that are expanding their capacity, including Portland, Oregon; Houston, Texas; and Chicago, Illinois.

Some of the reasons for this growth are: 1) the fact that many cities have been successful in their efforts to attract high-quality employment; 2) the fact that many cities have been successful in their efforts to attract high-quality employment; 3) the fact that many cities have been successful in their efforts to attract high-quality employment; 4) the fact that many cities have been successful in their efforts to attract high-quality employment; 5) the fact that many cities have been successful in their efforts to attract high-quality employment.

These cities are generally not in a hurry to expand their capacity, but rather are simply responding to the demand for high-quality employment in their communities. This demand is being driven by the fact that many cities have been successful in their efforts to attract high-quality employment.

Meanwhile, many cities are still in the process of expanding their capacity, and some are expanding their capacity in a more gradual and controlled manner. This is because many cities have been successful in their efforts to attract high-quality employment, and they are now looking to expand their capacity in a more gradual and controlled manner. This is because many cities have been successful in their efforts to attract high-quality employment, and they are now looking to expand their capacity in a more gradual and controlled manner. This is because many cities have been successful in their efforts to attract high-quality employment, and they are now looking to expand their capacity in a more gradual and controlled manner.



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Environmental Protection or Smart Growth?

Environmental policy has become a central focus of presidential campaigns, and many environmentalists are questioning whether the strategies are sufficient to combat the effects of global climate change.

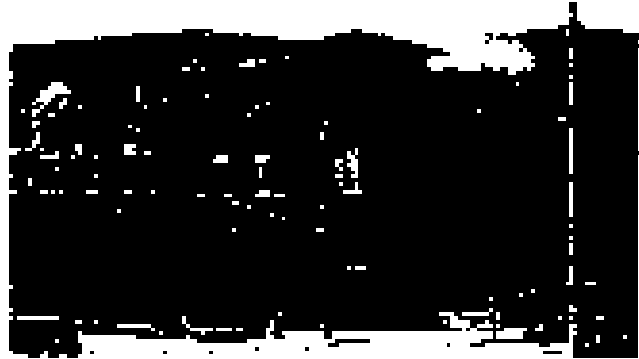
As the 2008 presidential campaign grows, environmentalists have become increasingly vocal about the need to address global climate change and protect the environment. In the United States, the environmental movement has been a powerful force in shaping public policy, and many are calling for stronger action to combat global warming. However, some environmentalists are questioning whether the current strategies are sufficient to address the challenges posed by climate change. They argue that the current focus on renewable energy and energy efficiency is not enough to reduce greenhouse gas emissions, and that more aggressive action is needed to protect the environment. This article will explore the current environmental policy landscape and discuss the challenges facing environmentalists as they seek to influence public policy in the coming years.

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While the growth of smart growth has increased, some critics argue that it is not enough to address the effects of global climate change. The image shows a person in a field, possibly a farmer or researcher, looking towards a large structure or field of crops.

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SMART GROWTH

As the nation's largest provider of education and training programs for public safety, we know that the success of our students, law enforcement, and firefighters depends on the education they receive.

That's why we've built our training business around the most advanced and effective programs in the industry. Our hands-on, experiential learning and simulation programs are designed to give students the skills and knowledge they need to succeed in their careers. Our students are the best of the best, and we're proud to be a part of their success. Our students are the best of the best, and we're proud to be a part of their success. Our students are the best of the best, and we're proud to be a part of their success. Our students are the best of the best, and we're proud to be a part of their success.

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California

By Heidi Saffell

In the City of Angels, JPI—one of the nation's largest luxury apartment companies—has begun development of three upscale multi-family communities totaling 900 units. "The Los Angeles metropolitan area remains one of the best markets for multifamily development in the United States," explains Stephen Domitrak, JPI divisional president

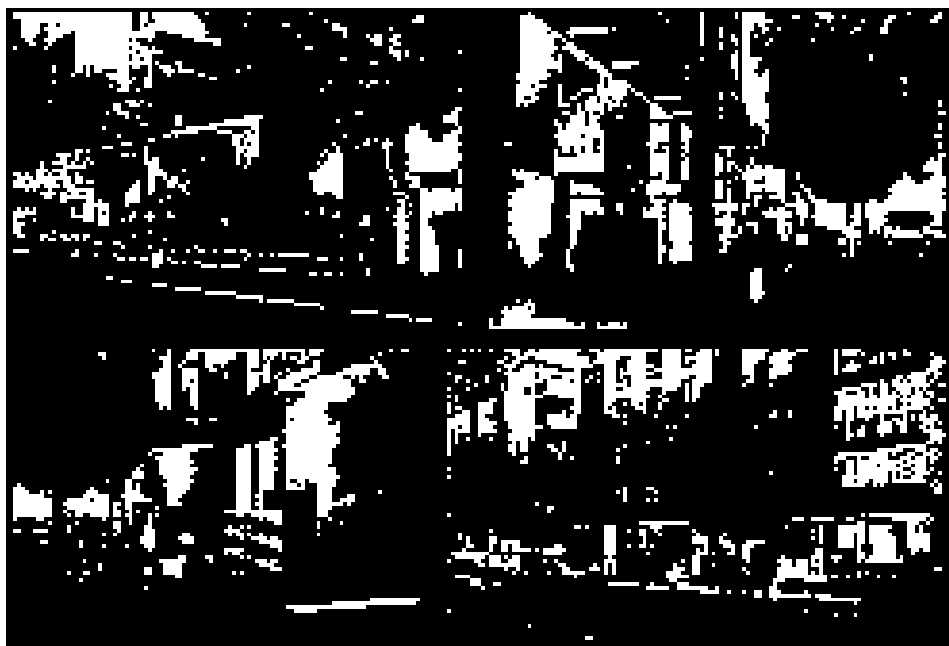
and managing partner.

"These three urban infill projects are all in excellent locations—



Spotlight CALIFORNIA

And De Lura has helped coordinate construction on all three in Hollywood. He led De Lura's 11-building mixed-use development adjacent to the Metro Red Line. It includes 1.5 million square feet (including 600,000 sq ft of ground-floor retail space), 45 units for sale and another 45 for lease, 250 townhomes and 1,500 sq ft of office space. The project is scheduled to open in early 2009.



De Lura's focus is on the job's location, which is important for tenants. "The location is very attractive to many companies," he says.

The \$1.7-billion project is designed to be built in stages. The first phase, called "Phase 1," includes 600,000 sq ft of ground-floor retail space, 150 townhomes, 45 units for sale and 45 for lease, and 250 townhomes. The second phase, called "Phase 2," includes 600,000 sq ft of office space, 150 townhomes, and 45 units for sale and 45 for lease. The third phase, called "Phase 3," includes 600,000 sq ft of office space, 150 townhomes, and 45 units for sale and 45 for lease.

The building program at Hollywood and Hill, a \$100 million mixed-use development, will bring 125 to 150 jobs to the area, says De Lura. The development is located at the intersection of Hollywood Boulevard and Hill Street. It includes 1.5 million square feet of ground-floor retail space, 150 townhomes, and 45 units for sale and 45 for lease.

De Lura's goal is to create a vibrant, walkable neighborhood. "We want to create a place where people want to live, work, and play," he says. "We want to create a place where people can walk to the bus, to the train, to the shops, and to the restaurants." De Lura's goal is to create a vibrant, walkable neighborhood.

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Public/Private Partnerships Flourish in California

It is not only the state and local leaders, public-private partnerships recently a testament of the California Metropolitan Area.

Set on a green hillside in the heart of Glendale, a large sports and recreation development (the American at Brand) is a \$600 million, 900,000 square-foot project to be urban and mixed-use development by developer Bob Calvert. It is expected

to be a landmark project in the high-quality.

Developers and municipalities embracing an public-private development model should focus the quality envelope and not just take the natural level government development. The executive director of the California Council of Los Angeles, Tomaling a great partner in the development, the public, and the city. He adds, "Total by design and materials create a strong environment that attracts more people to the area who might not have otherwise. A lot can be done. Developers need to look beyond what might be possible, then they can find a market and research the opportunities to draw from a larger area by drawing a concept that will appeal to a broader, general audience and have relationships to be made."

So, the city and the private foundation's decision to select Calvert affiliated for the mixed-use project, the city-owned facility. Under the terms of the public-private partnership, the foundation has development authority (PDA) is providing more than 50 million for street, adjacent, and general urban improvements, construction of a public park, and other amenities. The state has also affiliated in providing more than 50 million for the park, additional public improvements, and traffic management. The foundation is expected to bring this up an estimated \$60 million in revenue over the next 10 years. Calvert notes that, "and that don't bring in any significant money, the revenue for what. Since the American at Brand is a landmark project, it is estimated that

the project will generate \$100 million in annual tax revenues. During construction, the project will create 1,000 new jobs and bring 1,000 people here post-construction."

"With abundant places and walk ways, outdoor dining, and a charming center common, the American at Brand will be a magnet for residents and visitors to shop, dine, enjoy entertainment, or people-watch in a vibrant outdoor setting," he says.

Public-private partnerships are being to take in California and elsewhere. John Franchetti, president of state and local form-based IP&A (California government) and former consultant. "There is simply a lot of money that is being made, or intended to be made, up with the demand for public-private services or facilities," he explains. "These are companies that are in the development industry, and they are building major facilities or providing major capital improvements directly government budget resources."

What are the keys to a successful public-private partnership? "Successful leadership in terms of the success for public-private partnership. They respond to success," he says.

"Also, each public-private partnership must joined the general public but include meaningful, meaningful for the private sector. Public-private partnership management is critical with ongoing public sector maintaining and oversight of the development of a facility or the operation of services, with regulations and financial accountability required," he says.



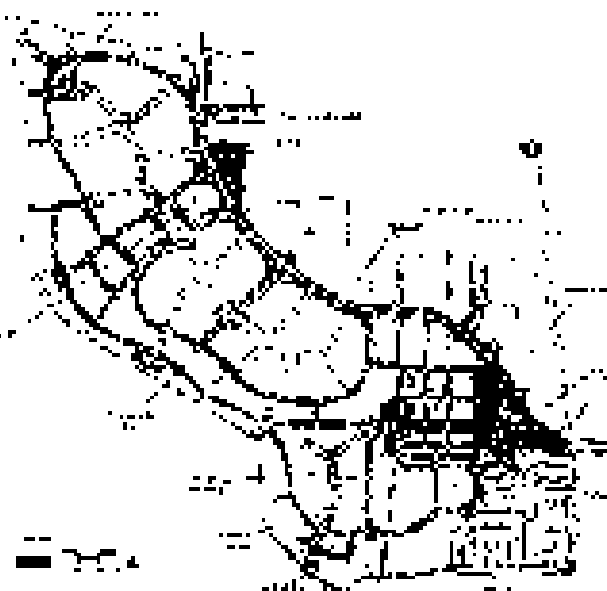
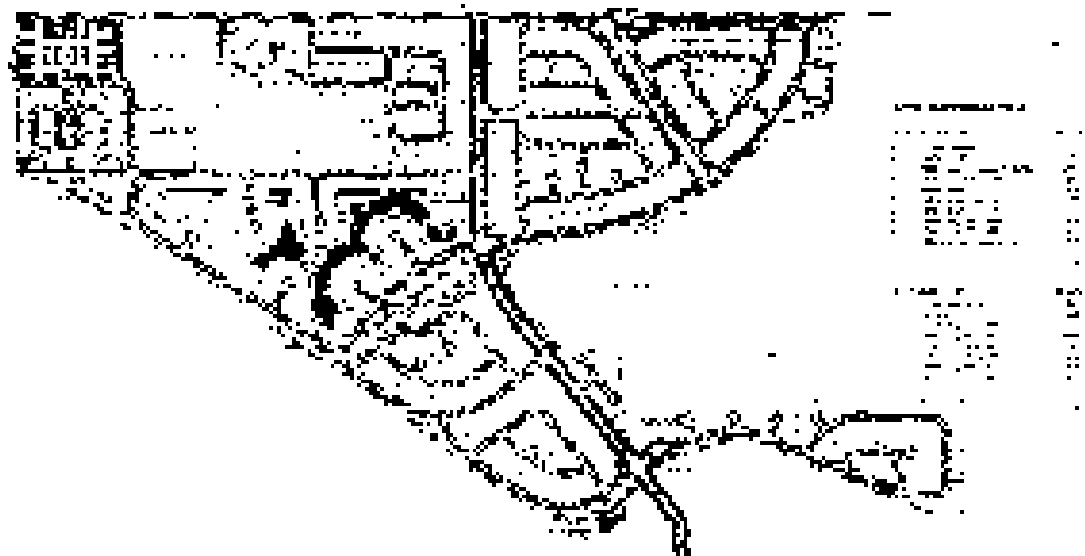
View of a street in Glendale, the heart of the American at Brand is a large sports, recreation square feet project to be urban and mixed-use development by developer Bob Calvert.

development will include 900,000 sq ft of retail space, a variety of casual and fine dining options, hotels, fitness centers, live entertainment, a plaza with family units, and two condominiums.

Locating a new site to a city park and a fountain as well as a number of parking lots were new to the public-private market such as the Space and Concept, the American at Brand was

the reason for the success of the state and local leaders, public-private partnerships recently a testament of the California Metropolitan Area. The American at Brand is a \$600 million, 900,000 square-foot project to be urban and mixed-use development by developer Bob Calvert. It is expected to be a landmark project in the high-quality. Developers and municipalities embracing an public-private development model should focus the quality envelope and not just take the natural level government development. The executive director of the California Council of Los Angeles, Tomaling a great partner in the development, the public, and the city. He adds, "Total by design and materials create a strong environment that attracts more people to the area who might not have otherwise. A lot can be done. Developers need to look beyond what might be possible, then they can find a market and research the opportunities to draw from a larger area by drawing a concept that will appeal to a broader, general audience and have relationships to be made."

So, the city and the private foundation's decision to select Calvert affiliated for the mixed-use project, the city-owned facility. Under the terms of the public-private partnership, the foundation has development authority (PDA) is providing more than 50 million for street, adjacent, and general urban improvements, construction of a public park, and other amenities. The state has also affiliated in providing more than 50 million for the park, additional public improvements, and traffic management. The foundation is expected to bring this up an estimated \$60 million in revenue over the next 10 years. Calvert notes that, "and that don't bring in any significant money, the revenue for what. Since the American at Brand is a landmark project, it is estimated that



The Google Campus was the product of obtaining approvals from the city for a 190-acre (page 4, top) master plan and a series of Lake Factor, a 100-acre lot. The campus could have been used as part of the project that included a gas station, a neighborhood center, a park, a playground, a community center, and a public square (page 4, top right).

In 1998, the Google Campus's master plan was approved by the city and the state. The master plan was approved by the city and the state in 1998.

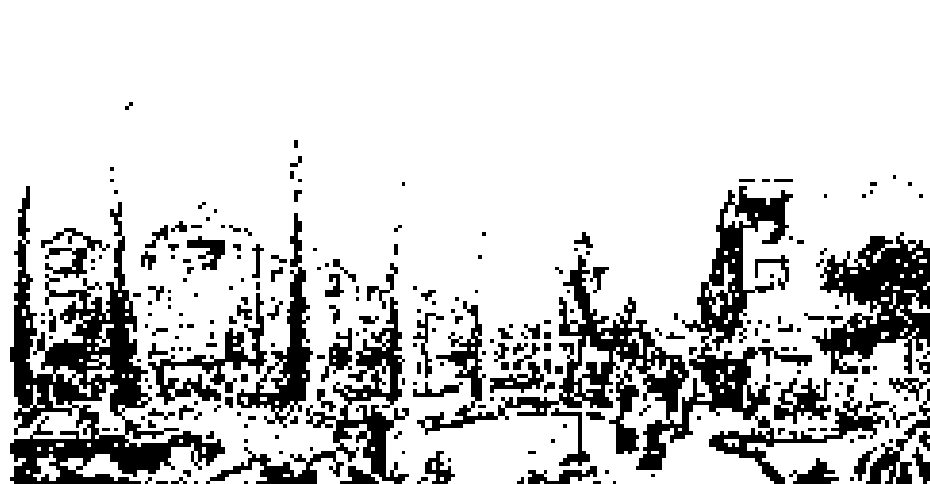
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University of California
 Berkeley's new library is being
 designed by Skidmore, OWing
 Merrill LLP. The project is
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California's new state capital building in Sacramento is a prime example of sustainable design. The building is designed to be a model for sustainable design. The project will be designed by Skidmore, OWing, Merrill LLP, and will be a model for sustainable design.

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California Design Roundtable: More Mixed-Use Developments, Innovative Design in the Cards for California

What are some of the design trends in the Southern California market?

Schwabenhorn: The biggest trend today is mixed-use development. Our clients include corporations, retailers, manufacturers, shopping and restaurants. The core problem was the measurement of the budget. We're seeing a shift from the basic projects that feature a variety of uses. Some types of projects allow you to create a very interesting structure with three levels of traffic and infrastructure. And multi-levels, for transportation and communication. For example, Santa Clara Square was designed to offer an attractive gateway to the city of Santa Clara by integrating much-needed housing with a retail shopping district. It will provide the residents of Santa Clara with a walkable, walkway to work with a safe, quiet, extended-hour atmosphere.

Bentley: The most obvious trend is sustainability. It's not only a part of the thrust of the "green revolution" is controlled by a handful of greenwashing, making it difficult to determine the real motivation from unsubstantiated claims whether by "green" marketing firms, and local engineers, contractors or owners. At the same time, because of increased interest in high quality design at a public and administrative level, much of California architecture is moving away from heavily commercial-based design to more environmental quality-based design. This is evidenced by the new commercial work entering in the major metropolitan centers in the state, but also increasingly with a shift to emphasis a variety of project types such as residential, medical, research, and institutional. One of the most interesting things I see is the shift to building information modeling (BIM) and virtual design construction methodologies, which professionals have



Todd Schwabenhorn, principal and founder of the design firm, office of the architect.



Charles D. Johnson, CEO of the design firm, office of the architect.



Kimberly Thomas, CEO of the design firm, office of the architect.



Paul Comstock, principal, director of the design firm, office of the architect.

an enormous impact on the development of building form, project delivery, and budgets. Further, BIM looks to be the mechanism through which real estate developers will be able to predict and predict more closely the cost of the design. BIM may well be the silver bullet in the increasing participation in construction cost.

Reilly: Our clients want us to produce compelling, engaging and memorable architecture that fits the means (budget) to the end (purpose). In southern California, there is a strong desire for cutting-edge, unorthodox architecture. However, in a world of budget cuts, design of skyrocketing construction costs and concern about maintaining budgets, which is why changing gives the demand on the construction industry limited options.

Comstock: We need a reevaluation of our standards and what we've learned about what is beautiful and desirable and good in our way of living may no longer make sense. In California, our climate and native vegetation is not only unique, but also encourages a lifestyle in which a lot of life for our humans and animals or materials in nature. We need to accommodate future environmental conditions into our master plans and create a new paradigm for how we design, build and live in balance with the ecology. Our biggest challenge in a green world is to understand that our responsibility to the planet and our ability are not mutually exclusive.

What does the future hold for design and building development in California?

Reilly: In southern California, we see a growing demand for office space, housing, and retail. Many markets are already mature. Many employees are being displaced from their offices, and with increasing traffic and fuel costs, there's a greater demand to live closer to their workplaces. There's obviously a necessity to increase density in the core of our southern California cities. With the country's growth coming to a standstill (depending on housing and surface streets), and the solution is a change in our plans to allow greater density and height. This is only effective if it's in the world. San Francisco is a great example of mixed use, while most cities in southern California, with the exception of San Diego, need to consider what the residential growth is and how to utilize it and work environments. One solution would be a dramatic improvement in public transportation and the introduction of a public subsidy of lower-ground agriculture—the cost of which seems astronomical. Our mixed-office buildings need to aggressively deal with the future of our growing costs.

Comstock: Maybe it's time to rethink laws in the rush to land-use with drought, water shortages, and quality. Surely, we should have an eco-study, overlooking the value of a framework from which we can develop a plan for a mixed-use plan related to a regional—control water substances, such as oils and fuels. Regional trends are shifting, too.

realists, and local private independent producers of almost uniform size, and large ranches, vineyards and limited portions, but they are also fast growing. For example, they are eager to make the natural environment. But when the farm comes, the farmer don't know where the options are, and the budgeted begins. We can help to give potential farmer by integrating the natural development, and environmental guidelines for defensible water and low-maintenance into the development and design process. We can also connect people in uncommon ways and uncommon parts of our business. We will also believe, but in partnership with them, we can tackle the challenges she brings.

Stanislaus County expects to see an increased number of small size projects in the upcoming year. Specifically, they will be developing in more urban rather than suburban areas. In addition, there will likely be a continual increase in the number of redevelopment, such as adaptive health care facilities, into sustainable, or audience environments. A project such as Huntington Beach's Bella Terra, the transformation of a neglected regional mall into a vibrant lifestyle center last year, and other projects has reimagined the surrounding community. Because of its successful history on the regional grounds of Santa Ana, which will include housing and ground floor retail, to complete the mixed use

development. And I believe that the softening of the housing market is leading a rebirth of the lodging market. The new housing market will be increasingly focused on higher density and a mix of uses, in order to provide complete communities, play communities that include commuters.

Missouri Valley indicates that the high-demand market areas in California—San Francisco, Silicon Valley, and Los Angeles—will continue to enjoy healthy, if uneven, growth in most sectors, with declining housing. Growth in high-growth markets in much of the central valley will remain healthy, challenged, and

combined with a slow, but steady, recovery in some other sectors. However, and into the year, the continued decline in demand for existing homes, particularly in California and other states, has been a concern. And while the market has been recovering, it has not been as strong as many people expect. It is still a challenge to get the market to move forward, and it is still a challenge to get the market to move forward, and it is still a challenge to get the market to move forward.

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In January, Commerce County is fully redeveloping the downtown food district to include a Shopping Center by expanding the Market Supermarket and creating a new retail district. Commerce County and the City of Merced are working together to create a new retail district. The project is expected to be completed by the year.

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Spotlight: CALIFORNIA

working to address the growing water shortage in California.

At the same time, California water users are increasingly expressing their concerns about how water is managed. In particular, they are expressing concern about the quality of water flowing from their taps. In California, the average tap water contains 100 to 200 mg of lead per liter, and the average tap water contains 10 to 20 mg of copper per liter. These levels are well above the maximum contaminant levels set by the U.S. Environmental Protection Agency. In addition, many people are concerned about the taste and smell of their tap water.

California is currently investing in a number of water conservation programs, including water audits, water-saving devices, and public education campaigns. These programs are helping to reduce water consumption and improve water quality. In addition, California is investing in a number of water treatment plants, which will help to improve the quality of tap water. These investments are essential for ensuring that California has enough water to meet the needs of its growing population.

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Developer GJM Corp./GJM Partners Inc. in partnership with Bessie Coleman Building Group
Location Los Angeles, Calif.
Project The Bessie Coleman Building is scheduled to be completed in 2009.
Value Estimated to exceed \$10,000,000.
Area 151,000 sq. ft. of floor space and 500 residential units.



California. The company is also active in other markets, including the U.S. West Coast, Latin America and Europe.

The company has a strong presence in the U.S. West Coast, where it has built a comprehensive network of offices, including the major office markets of Los Angeles, San Francisco, San Diego, Phoenix, Las Vegas, Dallas, Houston and New York City. The company also has a strong presence in the U.S. South, where it has built a comprehensive network of offices, including the major office markets of Atlanta, Charlotte, Dallas, Houston, Miami, New York City, Phoenix, San Francisco, San Diego, and Washington, D.C.

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Going Small



Southern California developers downsize to meet demand.

South Bay Center Park (top) and Park 1000 (middle) are examples of smaller, more affordable multifamily buildings in Torrance, Calif., that have been built in 2000 and 2002, respectively.

With 150 units, the South Bay Center Park in Torrance, Calif., is a small-scale multifamily project that is a far cry from the large-scale, high-rise multifamily projects that have long been a staple of the Southern California market. And, like many other smaller-scale multifamily projects in the region, South Bay Center Park is a result of a market shift that has been driven by a combination of factors, including a decline in demand for large-scale multifamily projects, a shift in investor preferences toward smaller-scale multifamily projects, and a growing emphasis on affordable housing in the region.

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