



NEIGHBOURHOOD SUSTAINABILITY ASSESSMENT AND URBAN REGENERATION

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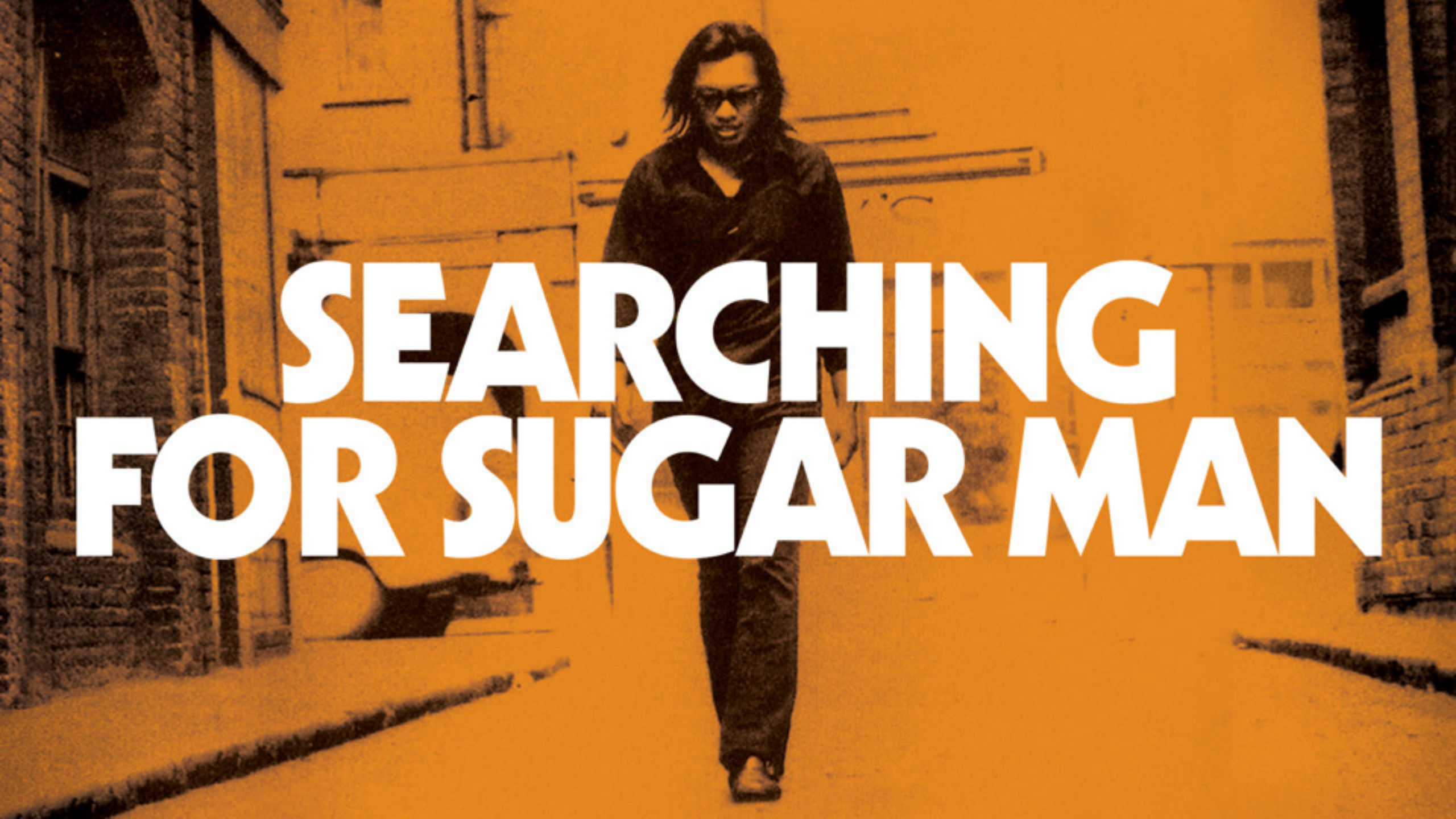
The Constructed Environment

24th May 2018



URBAN REAL ESTATE RESEARCH UNIT





SEARCHING FOR SUGAR MAN

NEIGHBOURHOOD SUSTAINABILITY ASSESSMENT TOOLS



LEED® Facts

Habitat for Humanity
Grand Rapids, MI



LEED for Homes


Certification awarded March 2011

Gold **68.5***

 Innovation & Design	5 / 11
 Location & Linkages	10 / 10
 Sustainable Sites	8 / 22
 Water Efficiency	4 / 15
 Energy & Atmosphere	23.5 / 38
 Materials & Resources	8 / 16
 Indoor Environmental Quality	9 / 21
 Awareness & Education	1 / 3

*Out of a possible 136 points

CRITIQUE OF NEIGHBOURHOOD SUSTAINABILITY ASSESSMENT TOOLS

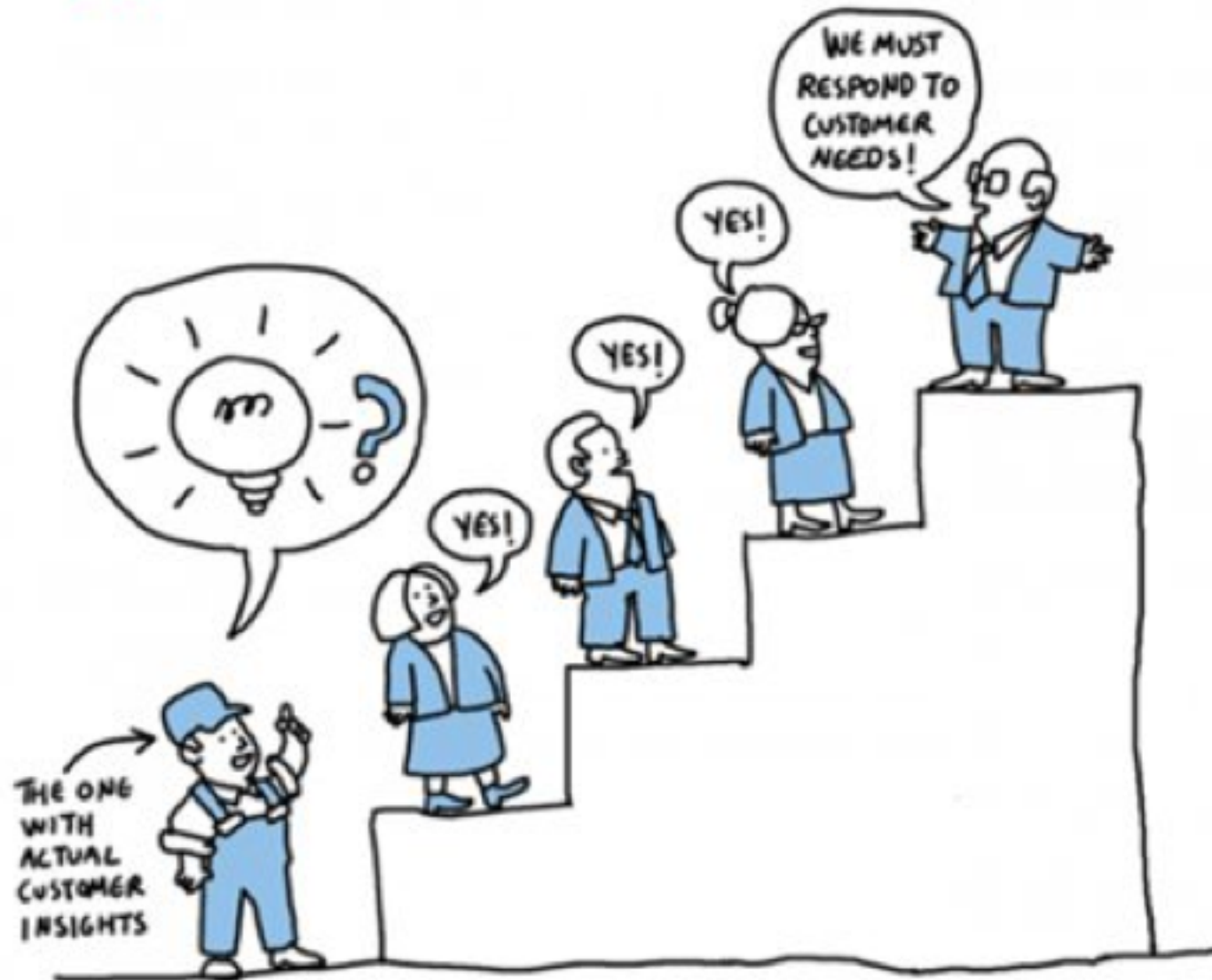
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- An aerial photograph of a modern urban development. The central focus is a cluster of tall, cylindrical skyscrapers with blue and white facades. To the left, there's a more traditional residential area with smaller, grey rectangular buildings. To the right, a complex highway interchange with multiple overpasses is visible. The foreground shows a mix of green spaces, trees, and smaller commercial or public buildings. The overall scene depicts a high-density, planned urban environment.
- Prescriptive
 - Environmental Bias
 - Data/Expert Reliant
 - Market-Driven
 - Reductionist/Simplistic

WHAT THIS MEANS FOR URBAN REGENERATION...

PRESCRIPTIVE NATURE OF ASSESSMENT



TOP-DOWN & DATA RELIANT



ENVIRONMENTAL BIAS

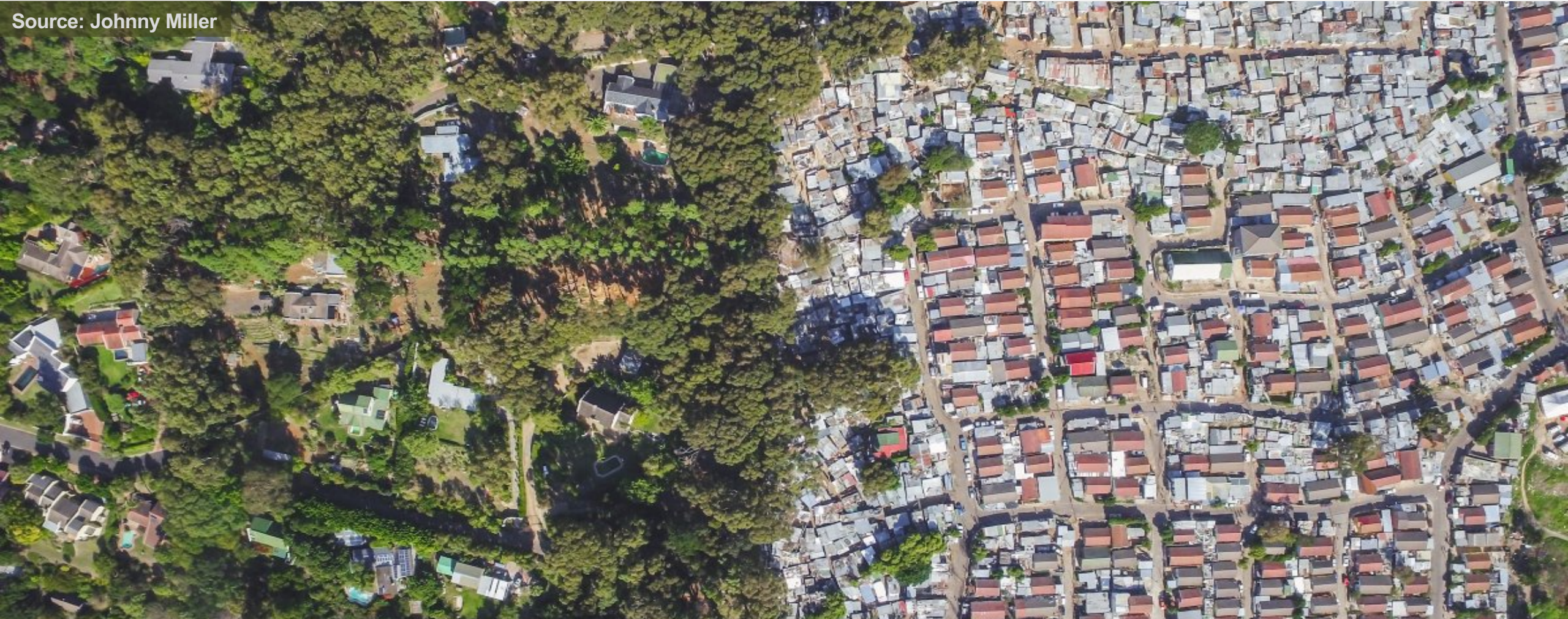




MARKET-DRIVEN NATURE OF NEIGHBOURHOOD ASSESSMENT

COMPLEXITY OF URBAN DEVELOPMENT

Source: Johnny Miller



Sustainability cannot be achieved through developing 'pockets' of sustainability

THE EVOLUTION OF THE NEIGHBOURHOOD ASSESSMENT TOOL...

- Institutional Dimensions
- Civic-driven
- Process-oriented
- Needs-guided Assessment
- Holistic Requirements
- Adaptive, Flexible & Continuous



LLOYD ECODISTRICT, PORTLAND

- 60% Reduction in Energy Demand
- District Energy Plan
- 58% Reduction in Water Demand
- District Water Plan
- 80% Green Infrastructure




- Planned 93% Waste Reduction
- Car and Bike Sharing
- Job Creation & Investment
- LEED Certified Buildings
- Vast network of Stakeholders

CONCLUDING COMMENTS

Source: MyProperty



Is Neighbourhood Assessment teaching us the right things about urban sustainability?



Standardisation vs. Localisation
Quantitative vs. Qualitative
Redevelop vs. Regenerate
Outcome vs. Process



THANK YOU

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