

CUREC - Initiative for Sustainable Development

Stephanie Gripne, PhD

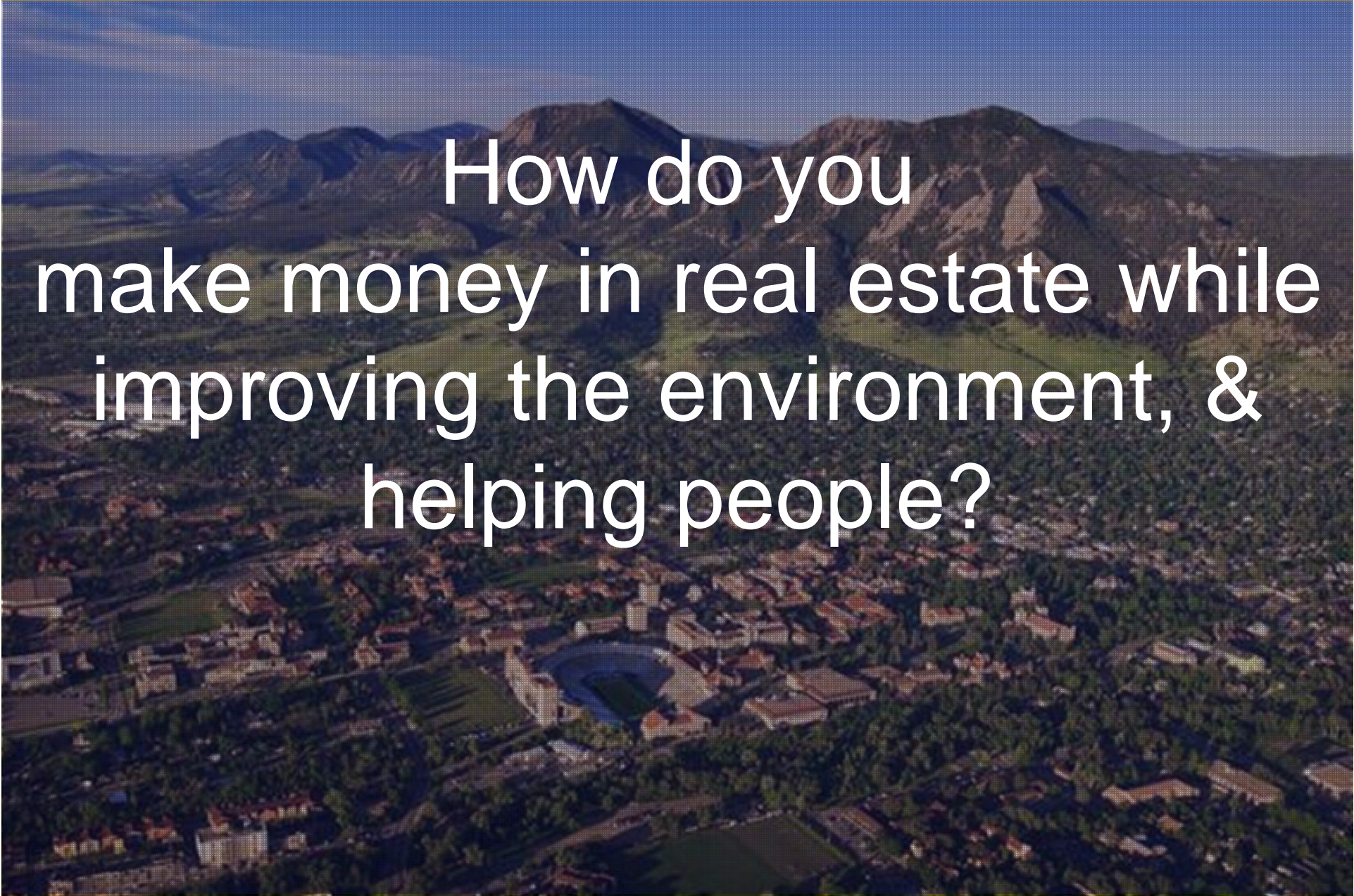
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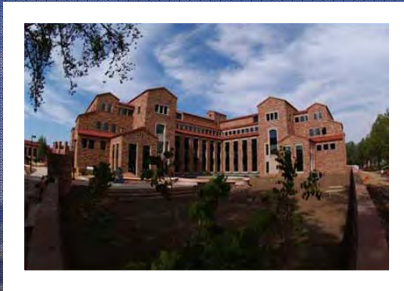


An aerial photograph of a city, likely Boulder, Colorado, showing a mix of residential and commercial buildings, green spaces, and a large stadium. In the background, there are rugged mountains under a clear blue sky. The text is overlaid in white on the center of the image.

How do you
make money in real estate while
improving the environment, &
helping people?

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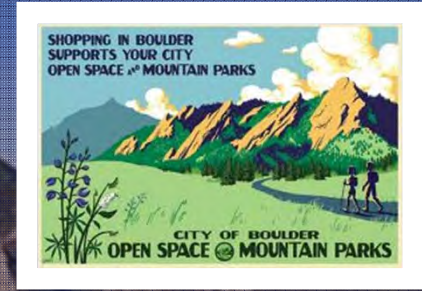
Built Environment



Land Use Planning



Environmental Markets



Conservation Real Estate

4 Scales Real Estate



BUILT ENVIRONMENT

- Green Buildings
- Affordable Housing

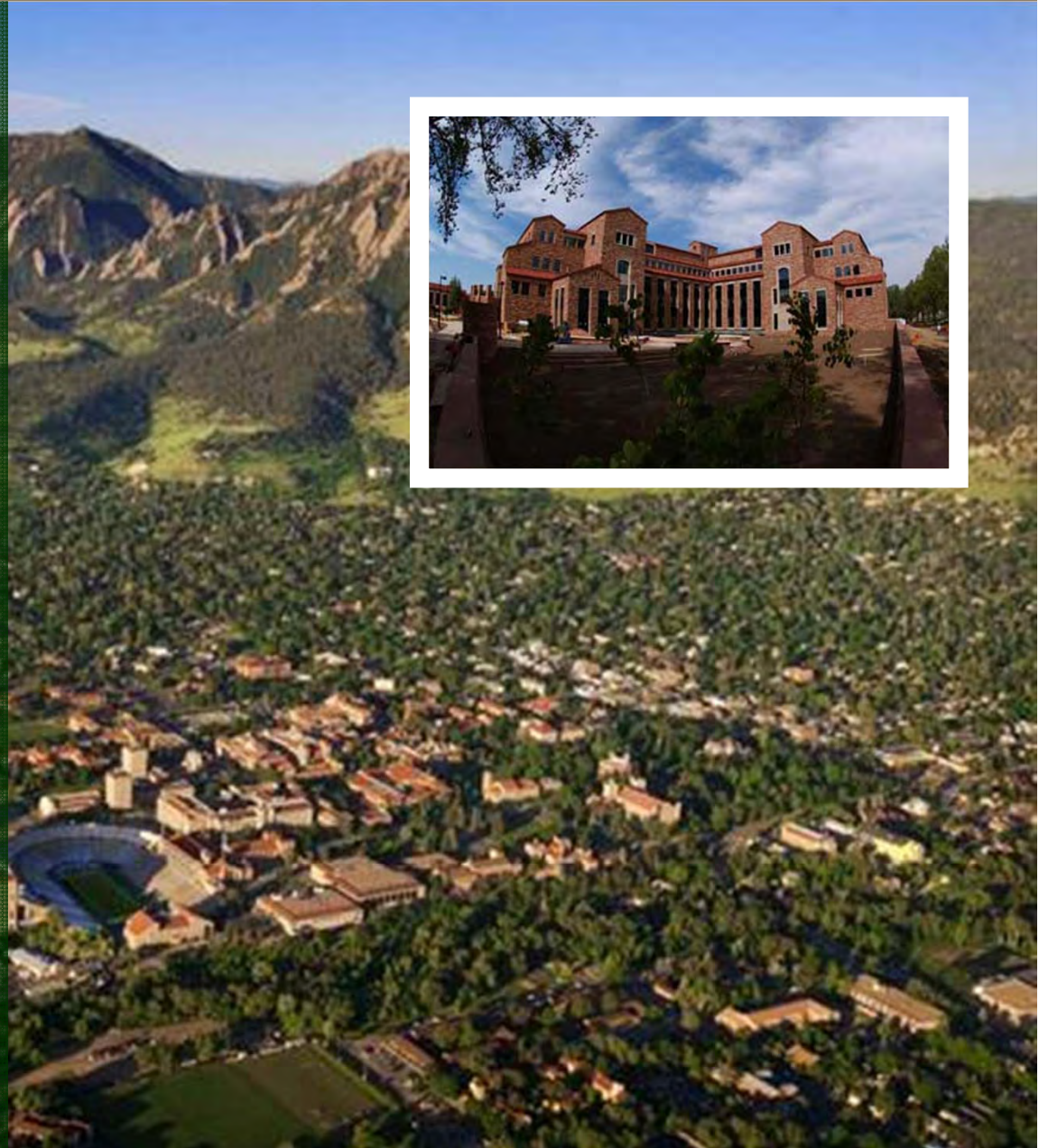
2010 Highlights

TEACHING:

- MBA Course
- LEED GA Study Course

RESEARCH:

- High Performance Commercial Building Study Awarded
- Program Related Investment Study Initiated



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LAND USE PLANNING

- Transit Oriented Development

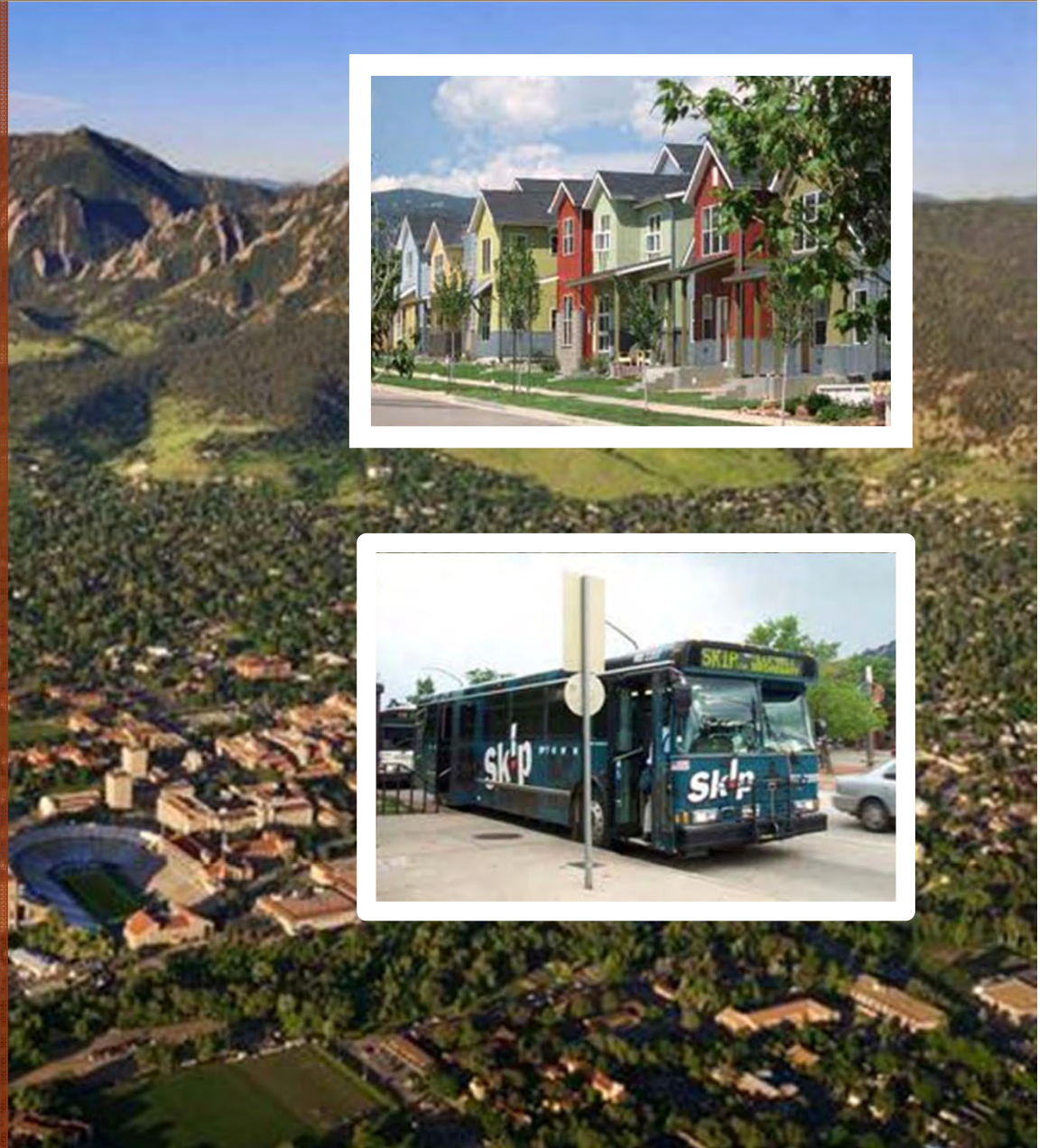
2010 Highlights

TEACHING

- MBA Course

RESEARCH:

- HUD/DOT/EPA Sustainable Communities Grant – DRCOG – Westline ULC/DHA



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ENVIRONMENTAL MARKETS

- Solar
- Wind
- Water
- Carbon

2010 Highlights

TEACHING

- MBA Course

CONSULTING

- Conservation Forestry Project – 13 Asset Class Analysis, 350,000 acre portfolio



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CONSERVATION REAL ESTATE

- Conservation Real Estate

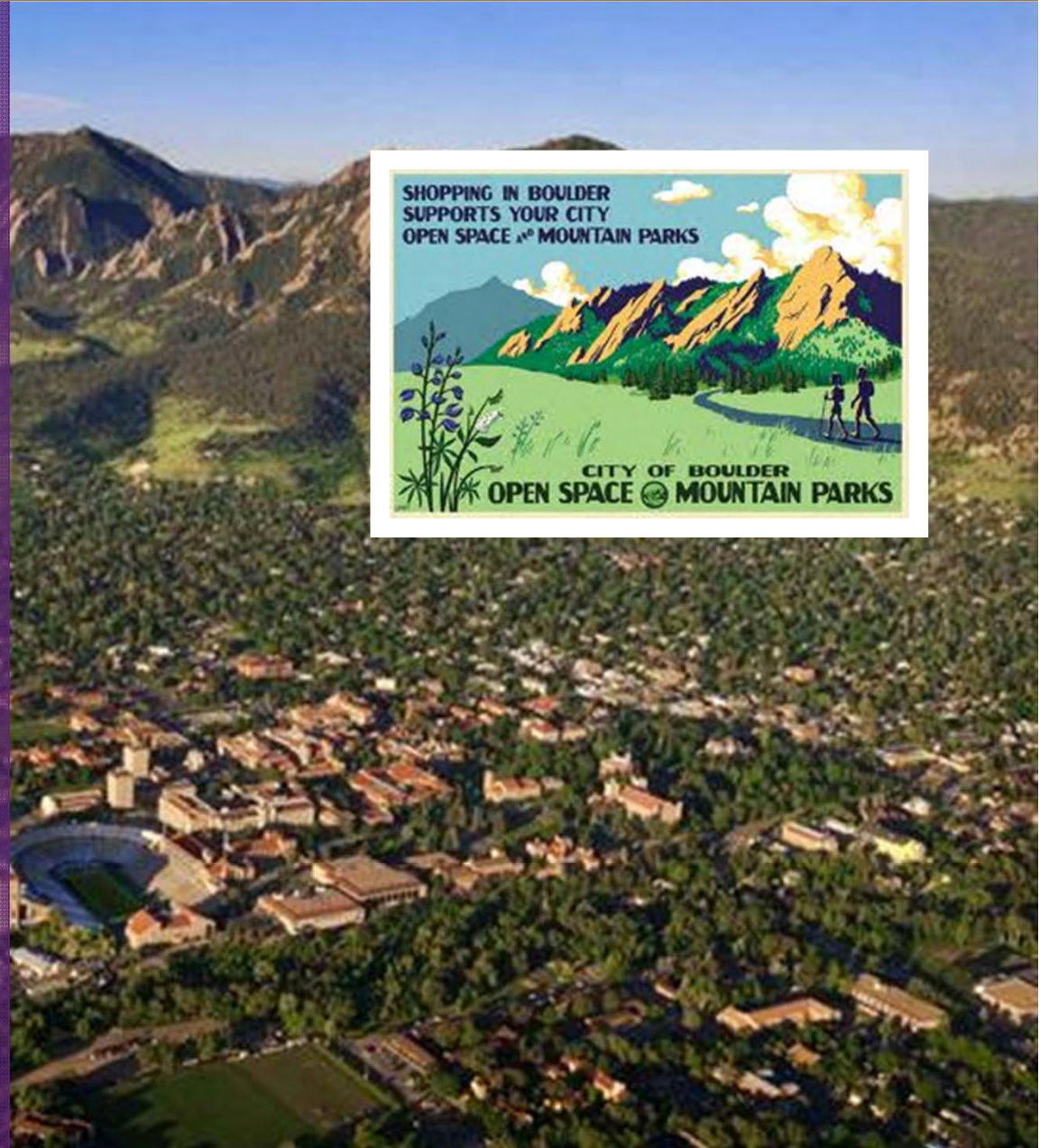
2010 Highlights

TEACHING

- MBA Course

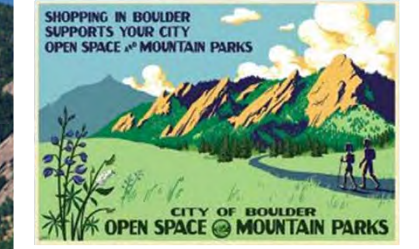
RESEARCH:

- CSU/CU Conservation Real Estate Project



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2010 Built Environment

Land Use Planning

Environmental Markets

Conservation Real Estate

Teaching

- ▶ MBA Sustainable Real Estate Course
- ▶ Cases: Namaste Solar

- ▶ MBA Sustainable Real Estate Course

- ▶ MBA Sustainable Real Estate Course
- ▶ CSU Lecture Environmental Markets

- ▶ MBA Sustainable Real Estate Course

Research

- ▶ PRI Research Study
- ▶ CO GEO Commercial Green Building Project

- ▶ PRI Research Study
- ▶ City of Denver / TPL / Developer Redfields to Greenfields Project

- ▶ PRI Research Study
- ▶ National Presentation Conservation Investment Funds & Environmental Markets

- ▶ PRI Research Study
- ▶ CSU/CU Conservation Real Estate Study
- ▶ Conservation Finance Survey

Advisory Services

- ▶ CUREF CVA Project

- ▶ Fulenwider Project TOD

- ▶ Conservation Investment Fund Eco-Asset Overlay Contract II
- ▶ State DNR Env Services

- ▶ Andrew Currie – Conservation Buyer Model

Partnership & Outreach

- ▶ Colorado Governor's Energy Office
- ▶ US Green Building Council
- ▶ PRI Makers

- ▶ City of Denver / TPL
- ▶ Urban Land Conservancy
- ▶ Denver Housing Authority
- ▶ PRI Makers

- ▶ Colorado State University
- ▶ World Resource Institute
- ▶ Patagonia Sur
- ▶ Egg Strategy

- ▶ Colorado Conservation Trust / Yale / Stanford
- ▶ Patagonia Sur
- ▶ Colorado State University

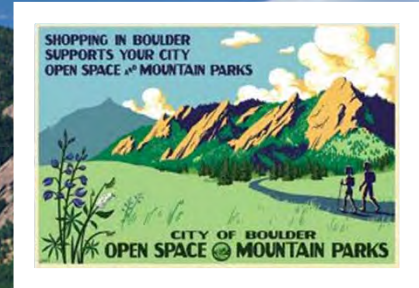


Green Financing



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	2011 Built Environment	Land Use Planning	Environmental Markets	Conservation Real Estate
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Teaching

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> ▶ MBA Course ▶ LEED Study Course | <ul style="list-style-type: none"> ▶ MBA Course ▶ PRI Summit | <ul style="list-style-type: none"> ▶ MBA Course ▶ PRI Summit | <ul style="list-style-type: none"> ▶ MBA Sustainable Real Estate Course ▶ Yale/Stanford/CU Short Course |
|---|--|--|---|

Research

- | | | | |
|--|---|---|---|
| <ul style="list-style-type: none"> ▶ PRI Research Study ▶ CO GEO Commercial Green Building Study | <ul style="list-style-type: none"> ▶ PRI Research Study ▶ HUD/DOT/EPA – Sustainable Communities Research Grant - Westline | <ul style="list-style-type: none"> ▶ PRI Research Study ▶ US DOC EDA Proposal Corporate Water Markets | <ul style="list-style-type: none"> ▶ PRI Research Study ▶ CSU/CU Conservation Real Estate Study |
|--|---|---|---|

Advisory Services

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ▶ Commercial Building Carbon Project | <ul style="list-style-type: none"> ▶ City of Denver Parks Asset Management Plan ▶ Community Municipality Special District | <ul style="list-style-type: none"> ▶ Conservation Investment Fund Eco-Asset Overlay Contract II |
|--|---|--|

Partnership & Outreach

- | | | | |
|--|---|---|--|
| <ul style="list-style-type: none"> ▶ Colorado Governor's Energy Office ▶ US Green Building Council ▶ BOMA ▶ CBRE | <ul style="list-style-type: none"> ▶ City of Denver ▶ DHA ▶ Urban Land Conservancy | <ul style="list-style-type: none"> ▶ Colorado State University ▶ World Resource Institute ▶ Egg Strategy ▶ US Forest Service ▶ Conservation Forestry | <ul style="list-style-type: none"> ▶ Colorado Conservation Trust ▶ Yale / Stanford ▶ Patagonia Sur ▶ Colorado State University |
|--|---|---|--|

MBAX 6815

Survey Best Practices Sustainable Real Estate Development

Stephanie L. Gripne, PhD

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Class Topics

- Land Use Planning
- Green Building Marketing
- Green Financing
- Residential Green Building
- Commercial/Retail Green Building
- Transit Oriented Development
- Renewable Energy
- Affordable Housing
- Conservation Real Estate
- Environmental Markets
- Sustainable Agriculture
- Water



Class Assignments

- 20 points – Writing Assignments
 - Career Statement
 - Wiki
- 10 points - Participation
- 20 points - Presentation
- 50 points - Class Project



Class Projects & Field Trips

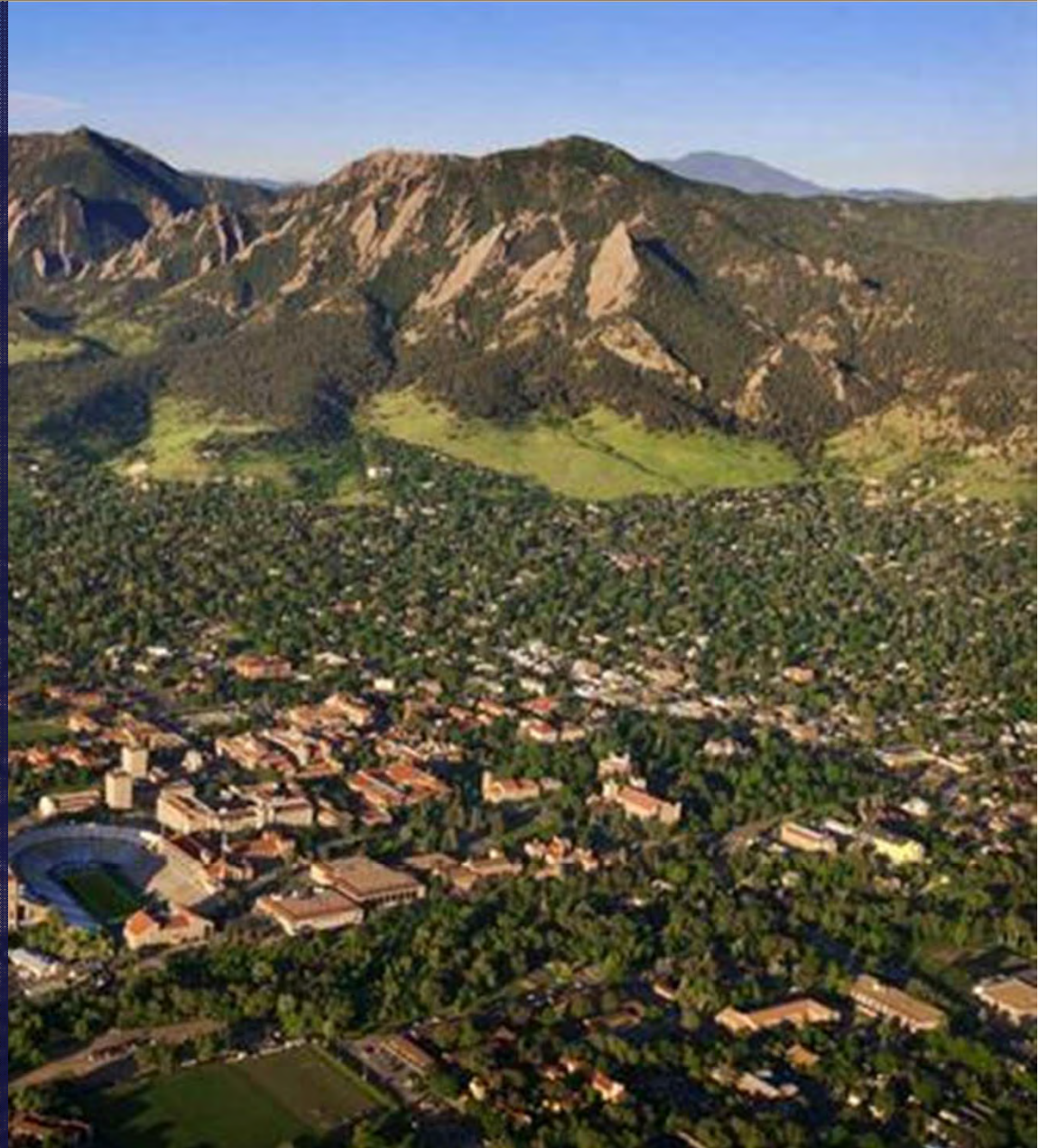
- 10 Guest Lectures
- 8+ Field Visits
- 10+ Projects
 - Commercial Retrofit
 - Green Modular
 - High Performance Building Research
 - PRI Research
 - Conservation Real Estate Research
 - Denver Parks Asset Management Plan

PRI RESEARCH

**0-5% Financing
Private Foundations**

2010 Highlights

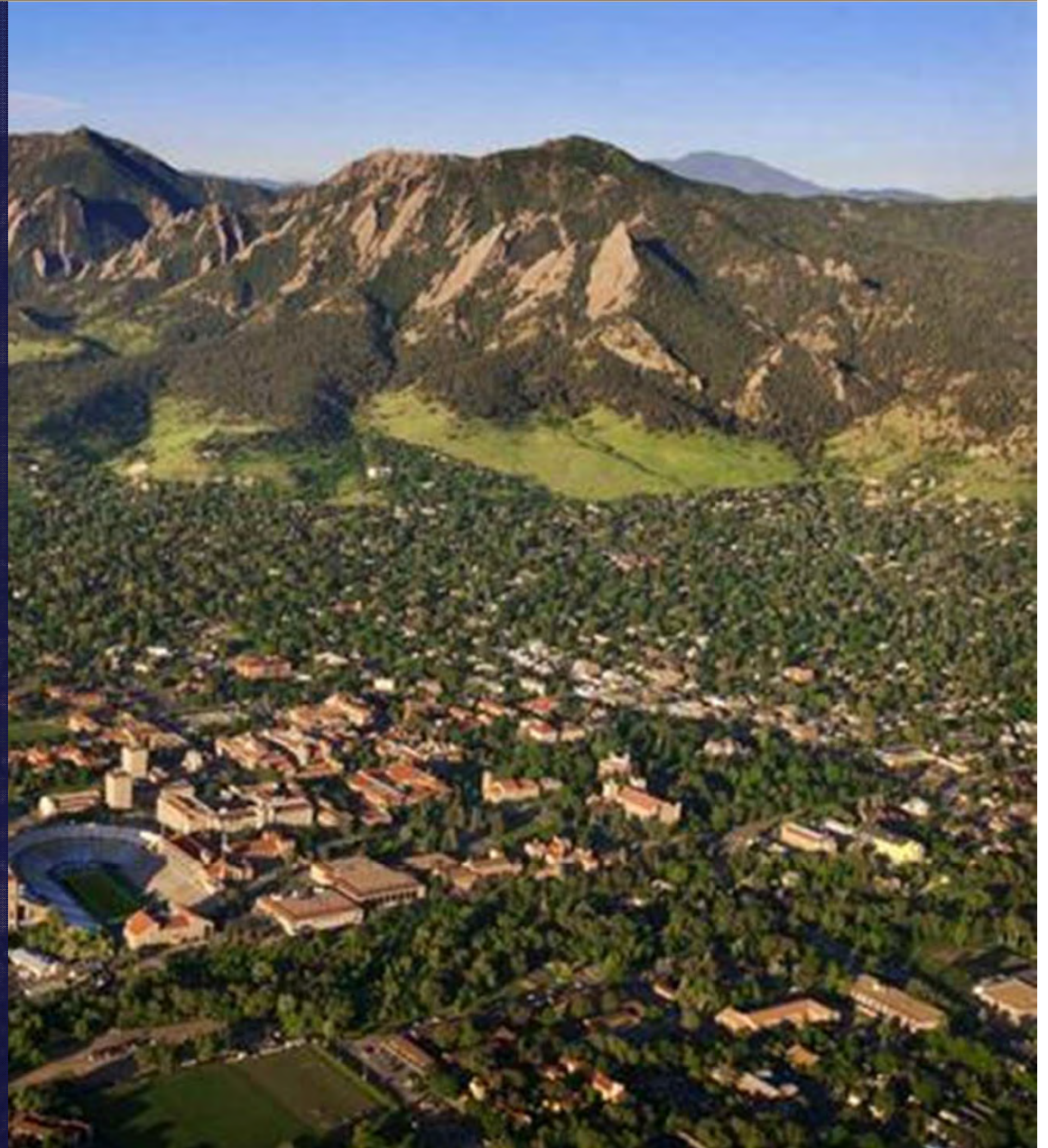
- **15+
National/Local
Foundations
Advisors**
- **10+ Project
Pipeline**
 - **Example TOD
Fund**



HIGH PERFORMANCE COMMERCIAL BUILDING RESEARCH – GEO/CU

2010 Highlights

- Awarded Contract
- Financial Benefits of HPB
 - Valuation
 - Cap Rates
 - Operating Expenses



Additional Highlights

National / Local Presentations

2010

- Land Trust Alliance – Private Equity – Conservation Real Estate
- Adams County – Earth Day Speaker
- WI Department Natural Resources – Mitigation Markets

2011

- Invited Speaker – National Green Finance Development Talk
- Invited Guest – National Large Conservation Landscape Meeting
- Land Trust Alliance – Private Equity – Conservation Real Estate
- Invited Speaker – Colorado Conservation Trust

Why ISD Special?

- Unique Sustainability
- *Conventional Support For Green*
- *Applied/Relevant Research*
- *Strong Industry Connection*
- *Environmental Markets*
- *Director –Transaction & Academic experience*
- *Location - Green building, TOD, & Conservation Commitment*

NEXT STEPS....

2011

1. Listening Sessions –
(Fulenwider, Koelbel, Hoyt)
2. CUREC ISD Committee / Co-Chair
3. Finalize Vision
4. Prioritize Projects

