

Net Zero for All: A Just Transition for Real Estate

SARA HAMMERSCHMIDT | MANDY LEE | MORGAN MALONE | DERRICK TILLMAN | SARA LEVENSON

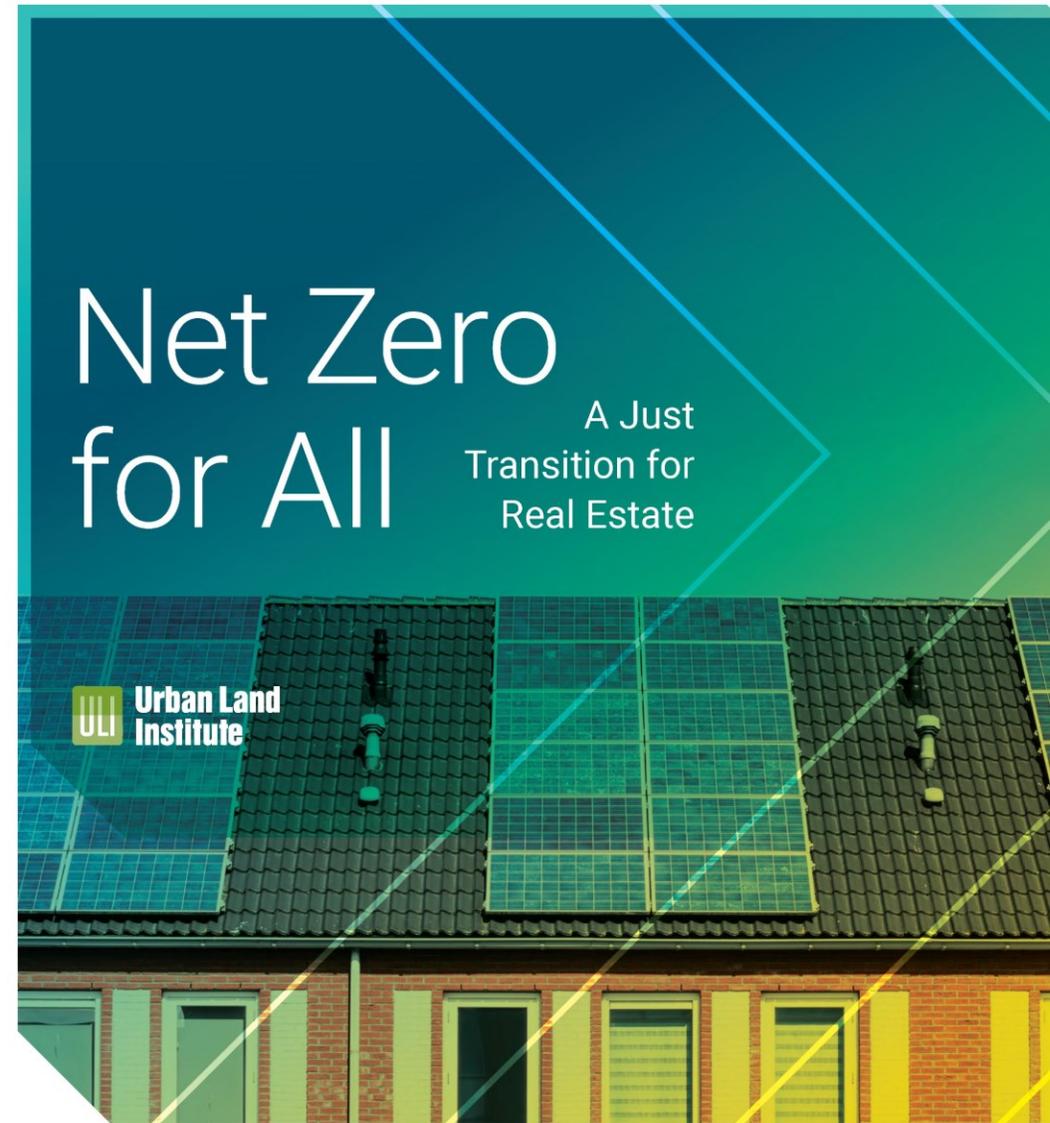
THRIVE COLLABORATIVE | EMERALD CITIES COLLABORATIVE | ALTOGETHER IMPACT | BRIDGING THE
GAP DEVELOPMENT | L+M DEVELOPMENT PARTNERS

JULY 19, 2023

Agenda

- Introduction and ULI's Real Estate Journey to Net Zero
- Brief panelist remarks
- Dynamic panel discussion, drawing on ULI's *Net Zero for All: A Just Transition for Real Estate* report
- Audience Q&A

Remember to submit your questions through the Q&A feature, and upvote the questions you would like to see asked!



**Access the full report for free at:
knowledge.uli.org/justtransition**

Today's Speakers



Sara Hammerschmidt
THRIVE Collaborative

Director of Sustainable Development

Moderator



Mandy Lee
Emerald Cities Collaborative

Senior Program Manager



Morgan Malone
Altogether Impact

Founding Principal



Sara Levenson
L+M Development Partners

Senior Director



Derrick Tillman
Bridging the Gap Development

CEO and President

Bridging the Gap Development – Fifth and Dinwiddie

Passive house, rooftop solar + net zero potential, mixed-income housing, workforce training



Learn more at btgdevelopment.net!

ULI's Real Estate Journey to Net Zero



Real estate can **build social equity** at **every step** of the path **toward a net zero** industry, from energy efficiency to embodied carbon.

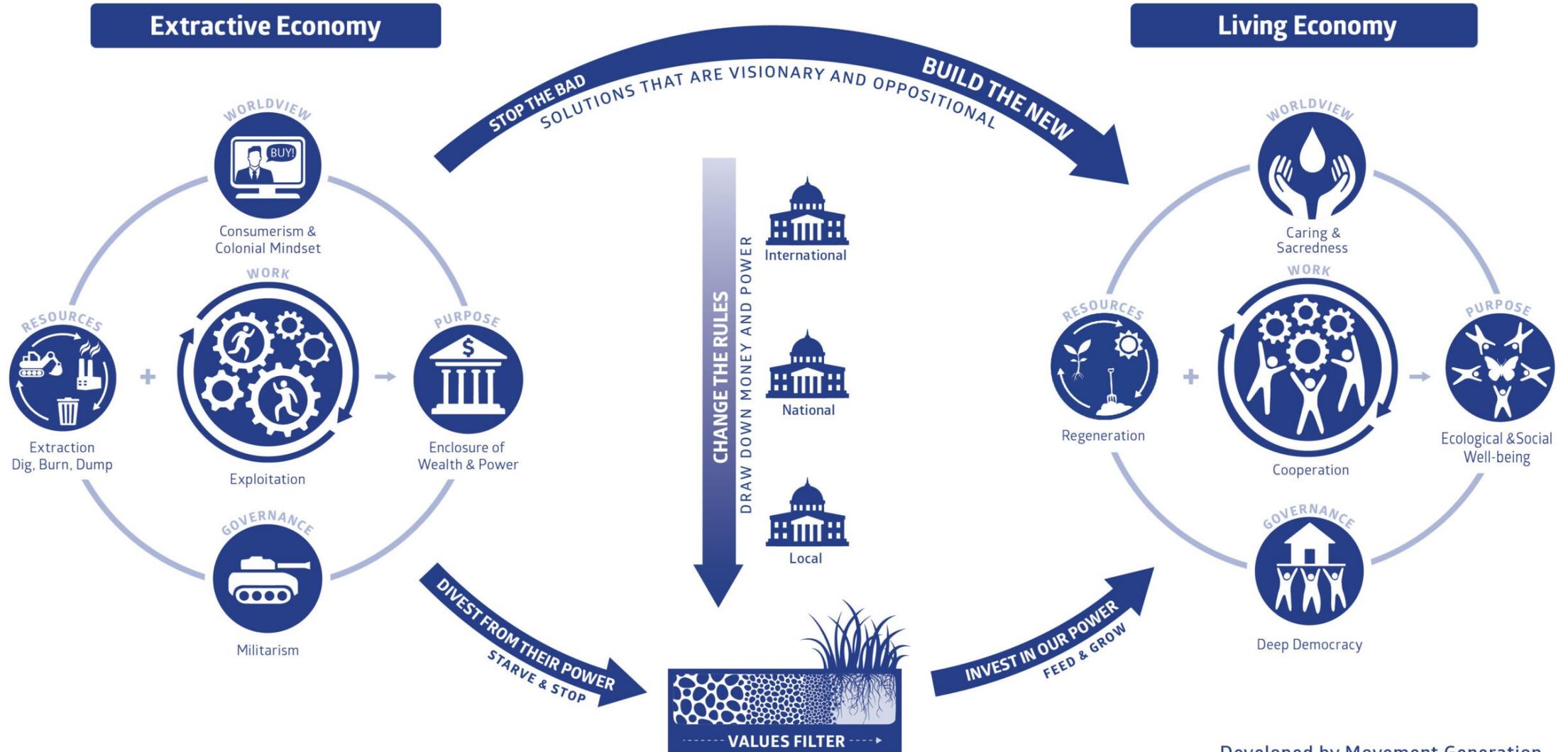
- Net Zero for All: A Just Transition for Real Estate



What could a just transition for real estate look like?



A STRATEGY FRAMEWORK FOR JUST TRANSITION



Developed by Movement Generation
with Climate Justice Alliance

UPDATED MAY 2017

▶▶▶▶▶ INCREASED EFFICIENCY IN DECISION-MAKING AND SOLUTIONS IMPLEMENTATION ▶▶▶▶▶ EQUITY





Bronzeville Lakefront



100 Acres | Mixed Use
\$8.5B Investment over 20 Years

Sustainability Program:

Implementation of the Living Building Challenge, Natural Stormwater Retention, Building Electrification, Micro-Grid Development, 9 Acres of Green Space, Geothermal and Solar Implementation



Building Bridges and Growing the Soul of Chicago:

A Blueprint for Creating a More Just and Vibrant City for All

Chicago for the People

Transition Team Report to Mayor Brandon Johnson

July 2023

An aerial photograph of the Arverne East neighborhood in Queens, New York. The image shows a dense residential area with a grid of streets, numerous houses, and several parks. A large body of water, likely the Rockaway Peninsula's waterways, is visible in the upper left. A major road or transit line runs diagonally across the lower half of the image. The entire image is covered with a semi-transparent dark grey overlay.

Arverne East

July 19, 2023

P R O J E C T
O V E R V I E W

Arverne East Development Site



116-acre site comprised
of the western preserve
and development site
to the east

Arverne East Development Site

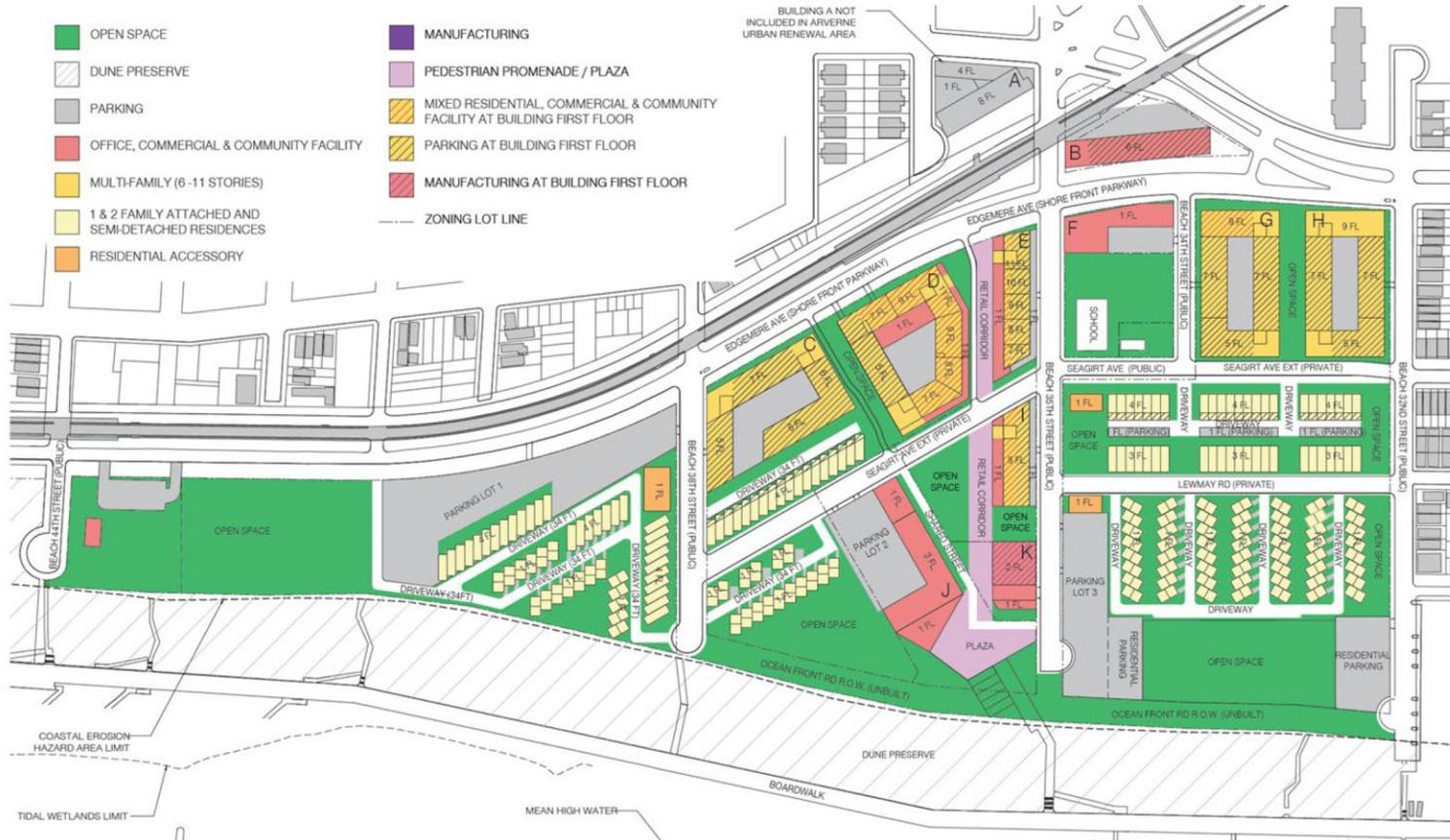


*The overall project will
comprise between
\$1,000,000,000 -
\$1,500,000,000 in total
investment*

Arverne East Overall Site Design



Arverne East Proposed Uses - Housing



1,650 RESIDENTIAL

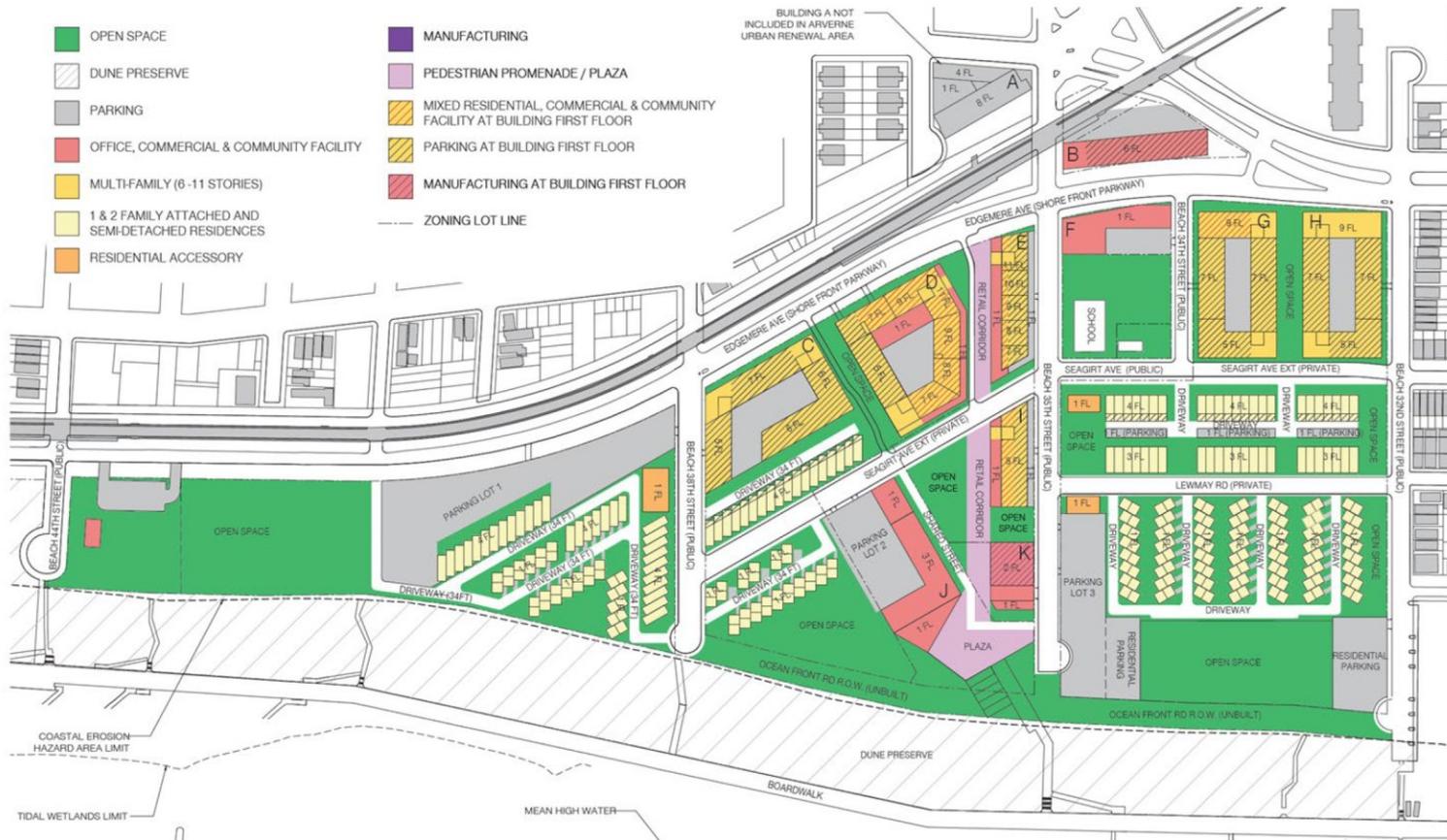
80% - 1,320 Affordable Units
(rental and home ownership)

20% - 330 market rate units
for sale

1 parking space provided for every
unit of housing created

Arverne East

Proposed Uses - Non-Residential Space



NON-RESIDENTIAL

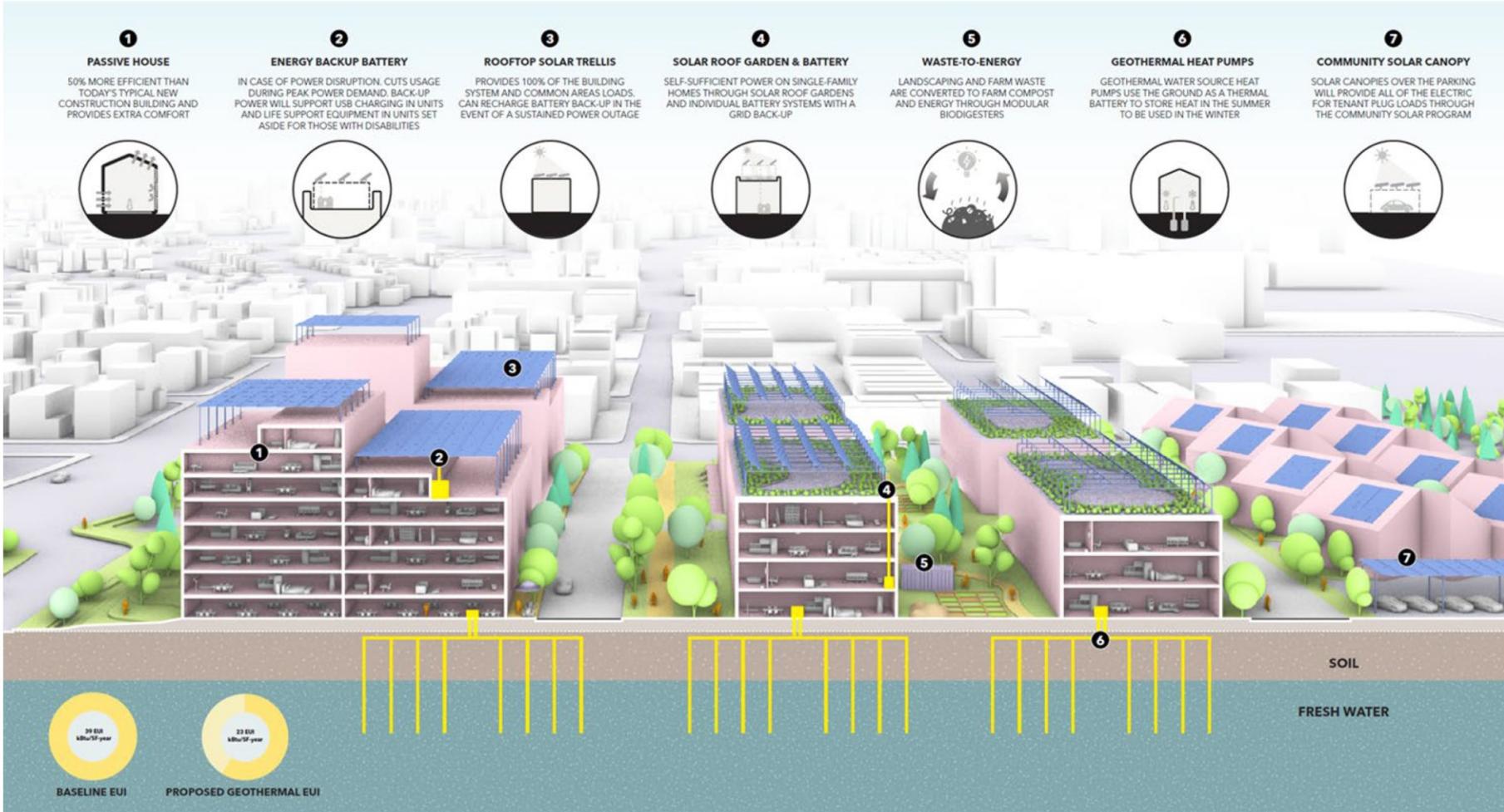
170,000 sq ft.
Commercial and Office Spaces

10-15,000 sq ft.
Brewery and Tap House

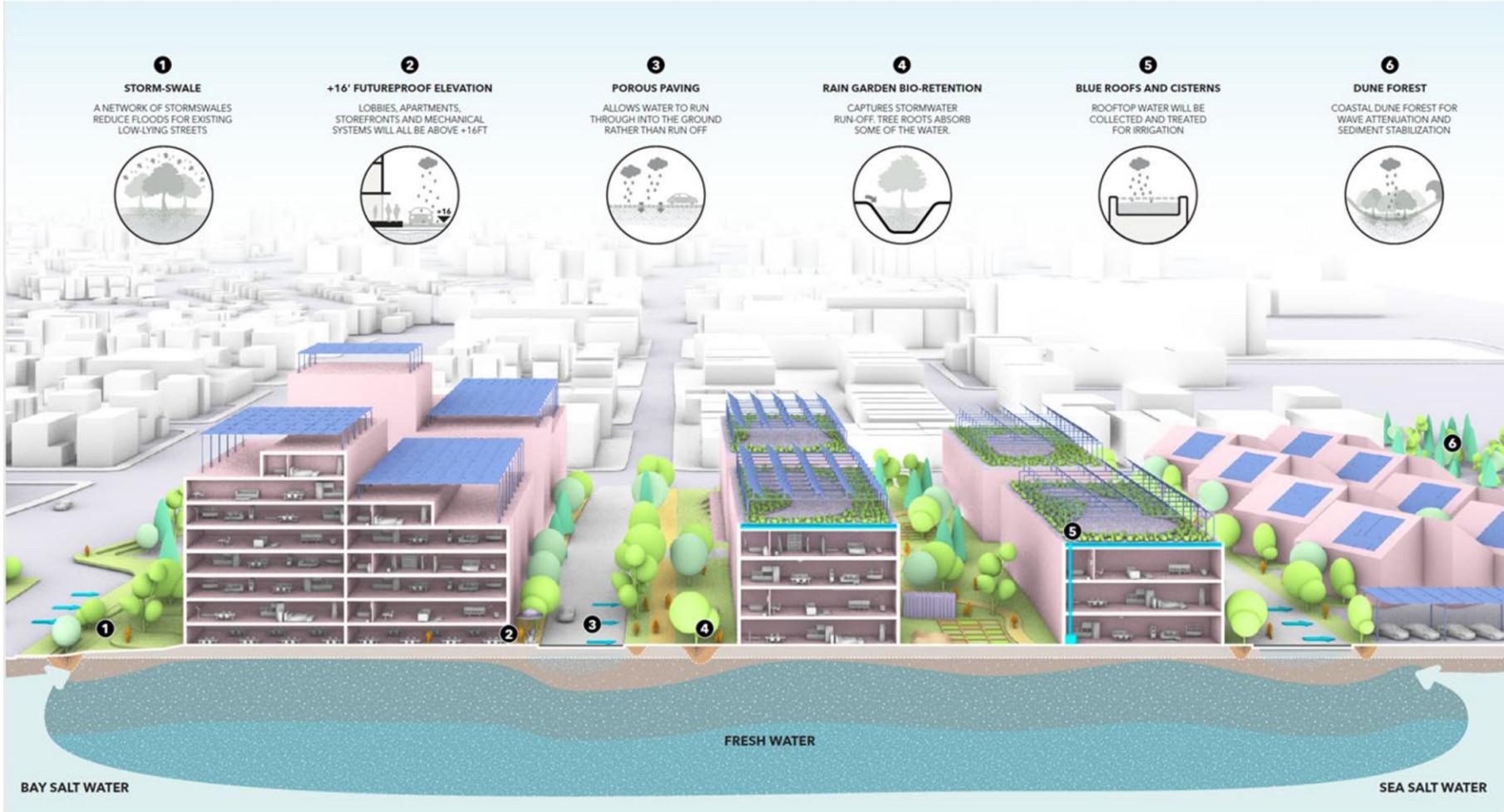
60,000 sq ft.
Boutique Hotel

22,000 sq ft.
Community Facility Space

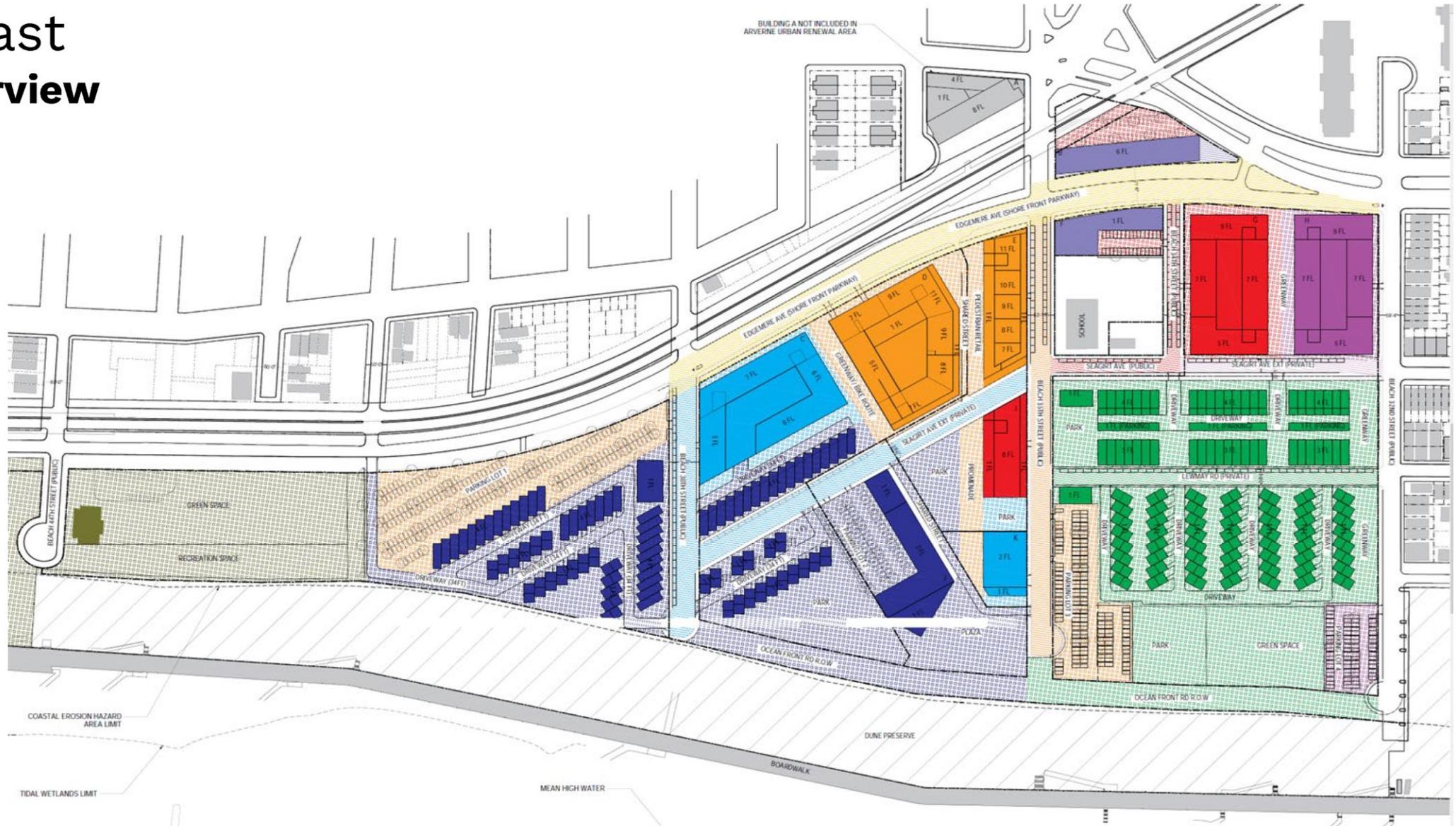
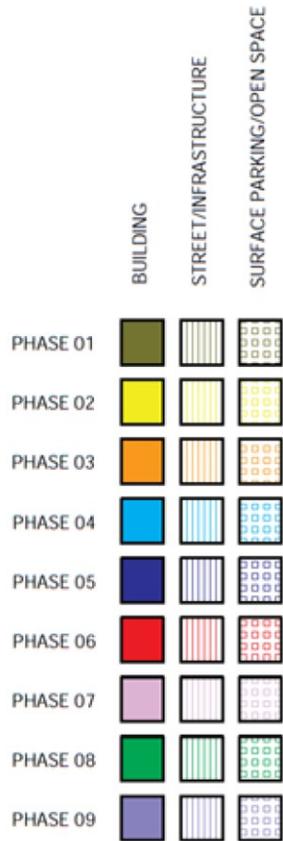
Arverne East Energy Efficient Strategies



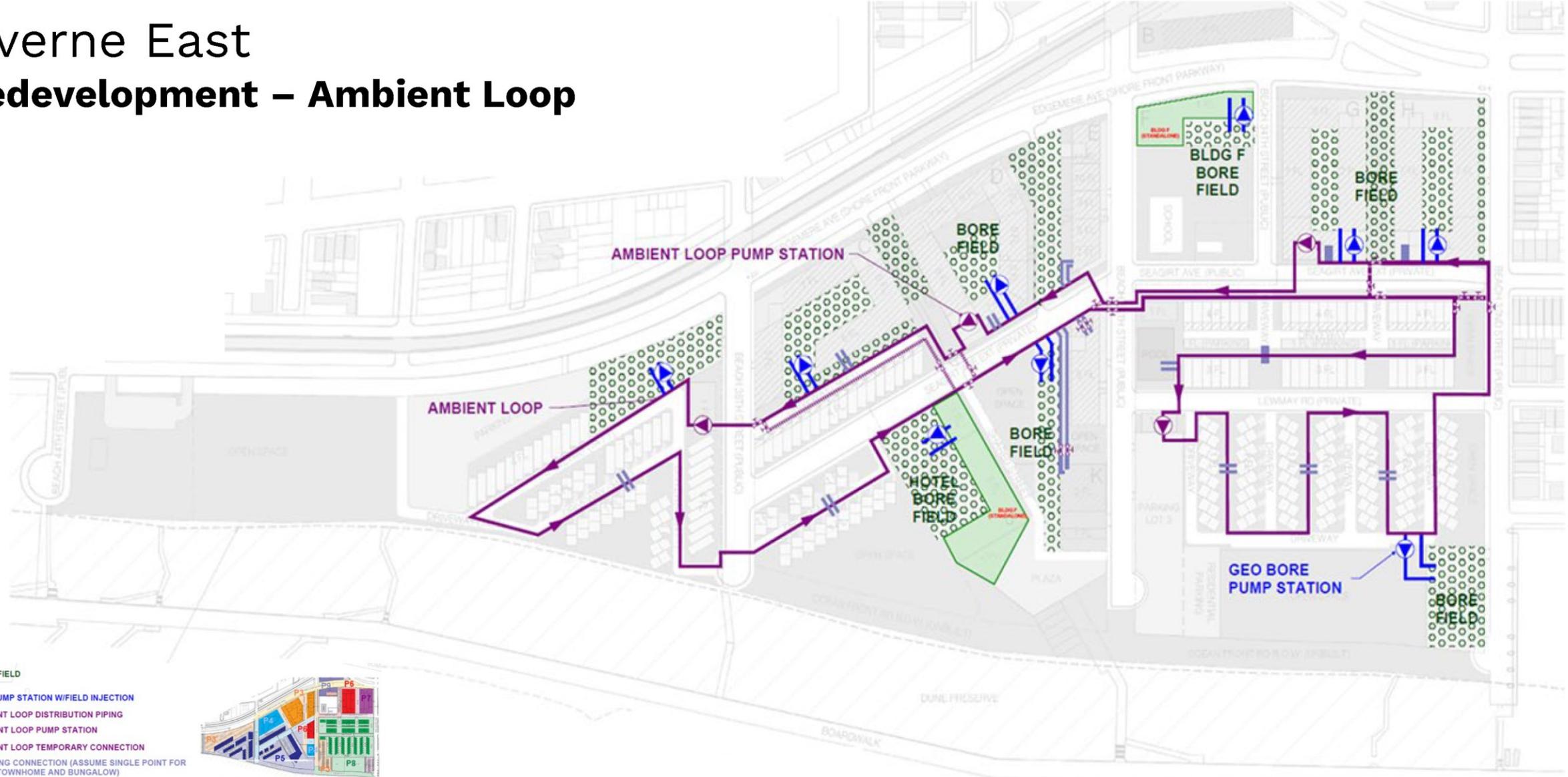
Arverne East Resilient Strategies



Arverne East Phasing Overview



Arverne East Predevelopment – Ambient Loop



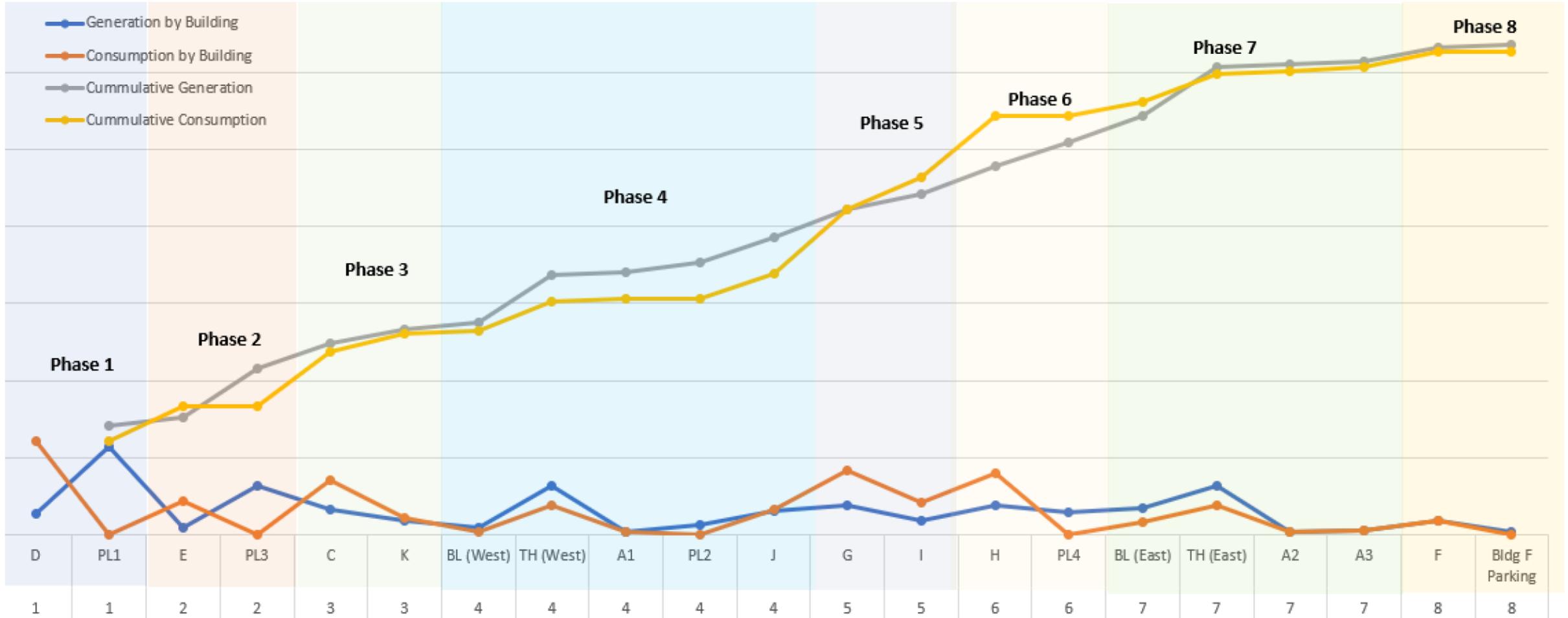
- BORE FIELD
- GEO PUMP STATION W/FIELD INJECTION
- AMBIENT LOOP DISTRIBUTION PIPING
- AMBIENT LOOP PUMP STATION
- AMBIENT LOOP TEMPORARY CONNECTION
- BUILDING CONNECTION (ASSUME SINGLE POINT FOR EACH TOWNHOME AND BUNGALOW)



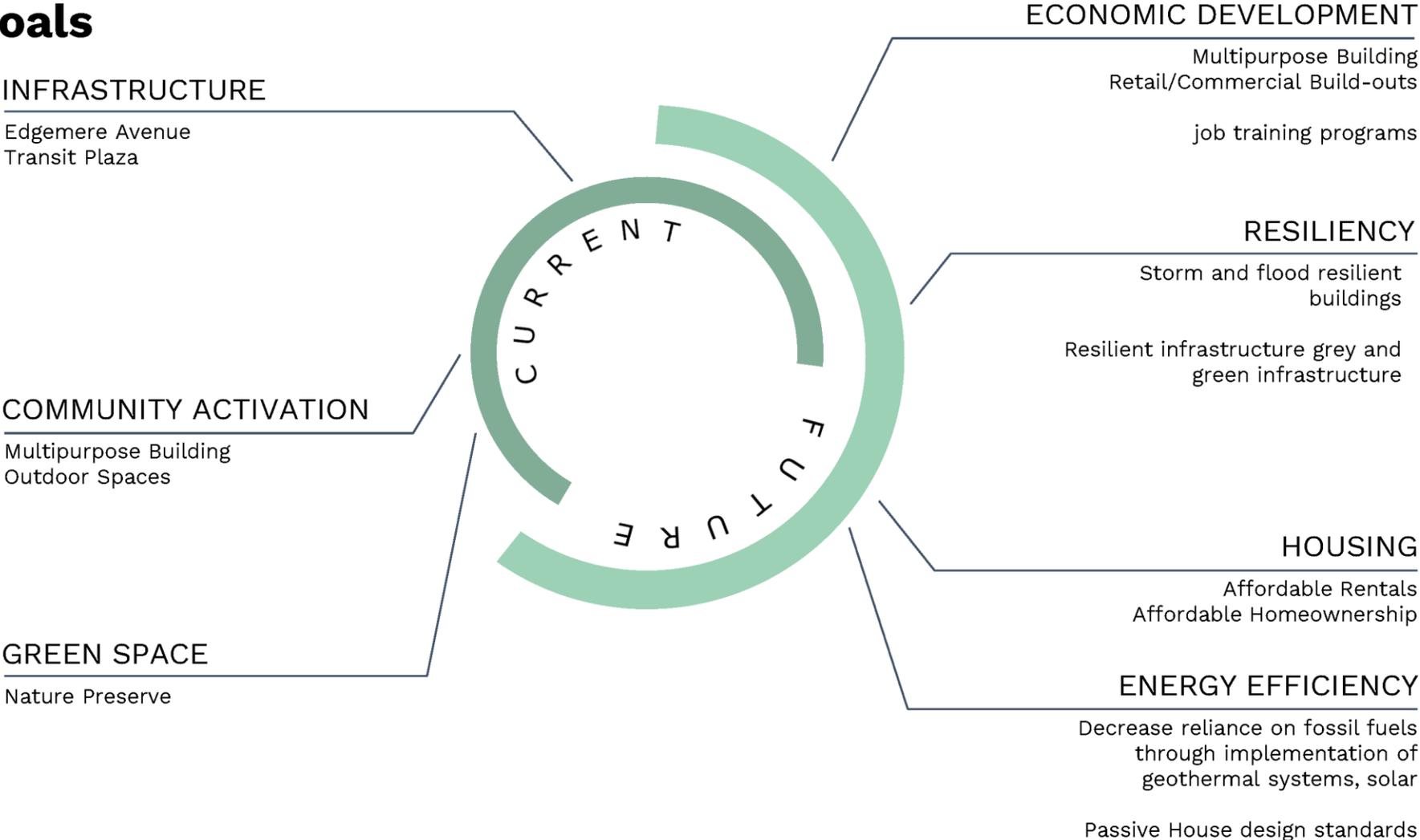
NOTE: AMBIENT LOOP IS SHOW FOR DIAGRAMMATIC PURPOSES AND IS NOT MEANT TO CONVEY BELOW STREET LOCATION. INSTALLATION CAN ACCOMMODATE SIDE-BY-SIDE BURIAL IN RIGHT OF WAY.

Arverne East

Net Zero Strategy – Solar PV Generation vs. Consumption



Arverne East Initiatives + Goals



T H A N K Y O U

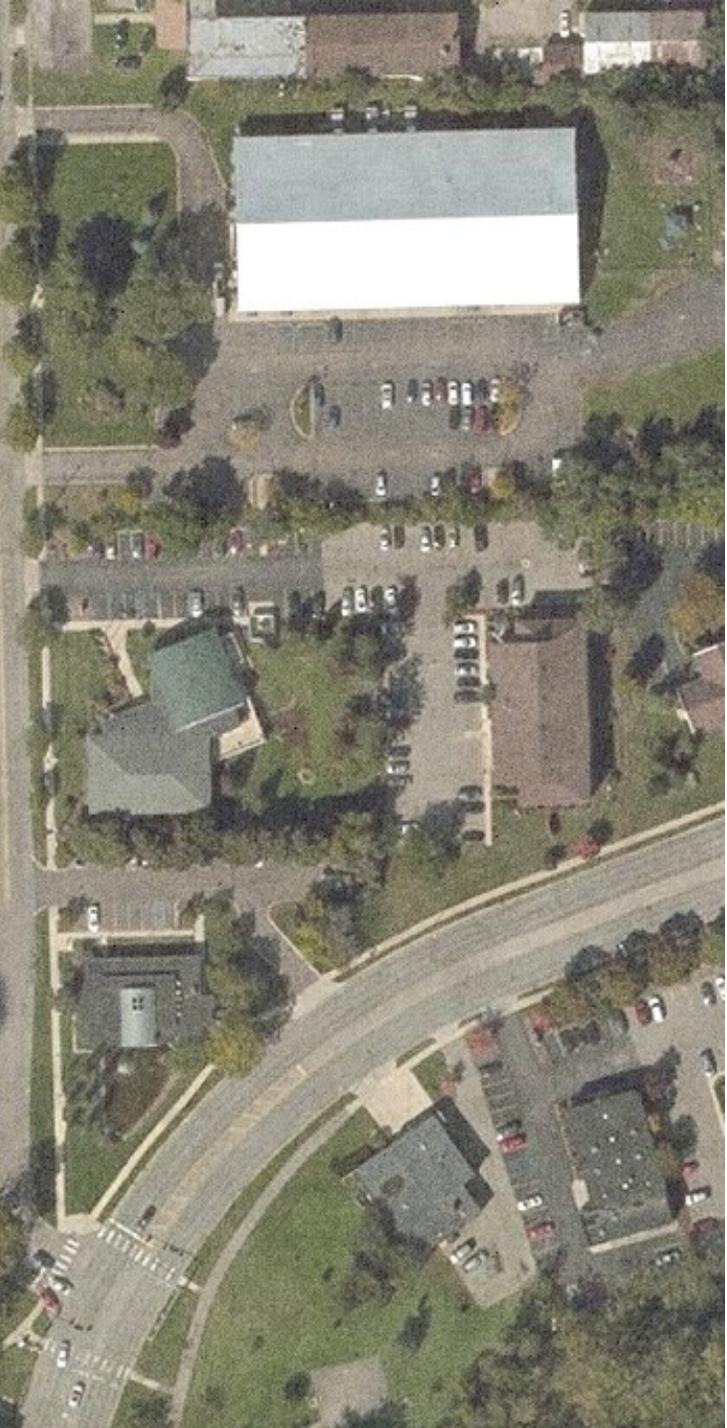


**VERIDIAN AT COUNTY FARM
ANN ARBOR, MI**

VERIDIAN.COMMUNITY

- Partnership between THRIVE Collaborative (for profit developer) and Avalon Housing (non-profit developer)
- 129 units of for-sale market rate housing
- 50 units of deeply affordable rental housing
- Highly sustainable: energy efficiency, on-site renewables,

Neighborhood Map



Embedding Equity and Sustainability

- Avalon best positioned to develop the affordable units (supportive services)
- THRIVE providing internet to affordable units through market rate HOA (negotiation with provider)
- Creating neighborhood association outside of the HOA to foster community
- THRIVE providing attainable units missing in Ann Arbor market and working to add more
- Avalon committed to first all-electric development in Ann Arbor, solar where possible



Q&A

Sara Hammerschmidt
Mandy Lee
Morgan Malone
Sara Levenson
Derrick Tillman

sara@thrive-collaborative.com

mlee@emeraldcities.org

m@morganmalone.org

slevenson@lmdevpartners.com

dtillman@btgdevelopment.net

Don't forget to check out the full report!

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