

C378
U3c12

Carolina Planning



GREEN BUILDING GREEN PLANNING



Summer 2005
vol. 30, no. 2

Carolina Planning

Summer 2005
vol. 30, no. 2

From the Editors2

Articles

Green Building: What is it and Why Should Planners Care?3
Chris Wedding, LEED-Accredited Professional

Flawed Process, Flawed Results, and a Potential Solution.....12
Randall Arendt, FRTPI

The Cleveland Eco-Village Case Study:
Connecting Green Affordable Housing and City Planning..... 18
Kelly A. Lowry, M.R.P.

Building Value with Building Science:
High Performance Green Building in the Housing Industry23
Isaac Savage

Features

Interview with Giles Blunden, Green Architect..... 26

Green Building Highlight: Interface, Inc.'s Platinum-Certified Showroom29
Holley Henderson

2004 DCRP Best Master's Project Historic Rehabilitation:
An Important Economic Development Tool for North Carolina30
Robynn E. Moraites, J.D., M.R.P.

*Carolina Planning is a student-run publication of the
Department of City and Regional Planning,
The University of North Carolina at Chapel Hill.*

From the Editors

Green building is a topic of growing interest for a variety of professionals from architects and builders to planners and engineers. Green building seeks to promote energy efficient, environmentally responsible, and cost-effective buildings that improve the health of their occupants through the use of innovative building materials, architecture, energy sources, and urban design. We hope this issue improves your understanding of green building within the context of urban planning.

Introducing the green building theme of this issue of CPJ is Chris Wedding, a Ph.D. candidate in Environmental Sciences and Engineering at UNC-Chapel Hill, whose article defines and evaluates green building. In particular, he discusses the Leadership in Energy and Environmental Design (LEED) certification program. Next, renowned planner Randall Arendt discusses the shortcomings of the not-so-green building practices and the regulations that govern contemporary housing subdivisions. Kelly Lowry, a recent graduate of the UNC Department of City and Regional Planning (DCRP), reviews the Cleveland Eco-Village, focusing upon green building in the context of urban infill and affordable housing. Her case study provides a good example of one city's efforts at implementing green building. Next, Isaac Savage of Home Energy Partners discusses ways to increase the perceived value of homes through high performance building practices and describes how developers and planners can facilitate green building. We also present an interview with Giles Blunden, a Carrboro architect and proponent of "co-housing" and building green. A green building feature by Holley Henderson highlights the Interface, Inc. Atlanta showroom as a LEED-CI pilot project achieving Platinum status.

We conclude this issue by honoring the winner of the DCRP 2004 Best Master's Project Award, Robynn Moraites. An excerpt from her Master's project describes how historic rehabilitation can spur economic development in North Carolina.

As ever, we invite readers to respond to our content and design. We are considering expanding or shifting to a web-based format, and we value any comments readers may have concerning this idea. Also, our readers are encouraged to submit articles for publication in future issues. Thank you for your interest and continued support.

Editors:

Adena Messinger
Helen Chaney
Laura Sandt
Rawley Vaughan

Carolina Planning is published twice a year with generous financial support from:

- The John A. Parker Trust Fund
- The Department of City and Regional Planning at UNC-Chapel Hill
- The North Carolina Chapter of the American Planning Association
- The Department of City and Regional Planning Alumni Association

The editors wish to thank the DCRP faculty and the NCAPA for their support.

Subscriptions:

Annual subscription rates are as follows:
Individuals \$12; Institutions \$20
Students and APA members \$10
Back issues, including postage \$8

Carolina Planning welcomes comments, suggestions, and submissions. We are currently accepting articles for our Fall/Winter issue. Please contact us at:

Carolina Planning
UNC-Chapel Hill, CB #3140
Chapel Hill, NC 27599-4783
Phone: (919) 962-4783
Email: carolinaplanning@unc.edu

Cover design:

Laura Sandt with technical assistance by Erik Malkemus

Printed by UNC Printing Services

© 2005

Department of City and Regional
Planning