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Mitigation Enabling Energy Transition in the MEDiterranean region

PRE-DEVELOPED SITES – GS1

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Training on GRASSMed – meetMED II

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OUTLINE

- ✓ Land Types
- ✓ What is a Predeveloped Site?
- ✓ Objective of Choosing a Pre-developed Site
- ✓ GRASSMed Recommendations
- ✓ How to Comply with GRASSMed?

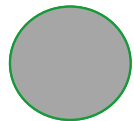


Land Types

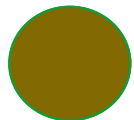
Land Comes in Three Colors!!!



Greenfield Site – Undeveloped land – Land that has not been altered by clearing or filling, agricultural or forestry use, or is a preserved natural area.




Greyfield Site – Previously developed area left unpolluted

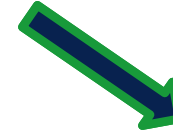
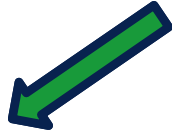


Brownfield Site – Developed or abandoned land available for new building – Polluted by hazardous substances, pollutants, or contaminants – Pollution may halt development due to
Uncertainty about pollution amounts
Uncertainty about cost of clean-up

Greenfield Vs Brownfield

	Greenfield	Brownfield
Development	Undeveloped	Developed
Land Use Type	Farmland, Wood-Land, Wetland, etc.	Industrial District, Commercial Properties, Warehouse, etc.
Characteristics	Green, Clean and Pritine	Contaminated (known or potential)
Location	Periphery of City	Inner City
Treatment Before Development	Ready for Development	Needing Treatment Before Development

Greenfield Vs Brownfield



Advantages	Disadvantages
<ul style="list-style-type: none"> • Developers can include parkings and parks • Land is often cheaper to buy and develop • Often built in areas with low congestion on roads 	<ul style="list-style-type: none"> • Can damage habitats and encourage urban sprawl • Infrastructure like water and electricity isn't present • Often opposed by local people who worry about noise pollution during construction

Advantages	Disadvantages
<ul style="list-style-type: none"> • Easier to get planning permission • Infrastructure like water and electricity already in place • Proximity to amenities, transit, job & health centres • Less urban sprawl and habitat destruction • Roads already in place • Brings derelict areas back into use 	<ul style="list-style-type: none"> • Contaminated land needs to be cleaned up • Typically more expensive • Restricted by previous infrastructure • Environmental survey needs to be carried out which can slow down development

What is a Predeveloped Site?

A Pre-Developed Site or a “**Previous Developed Land**” is a land that has been altered by paving, construction, and/or land use that would typically have required regulatory permitting to have been initiated.



Location is a crucial component of green building practice, as how the site affects the environmental performance of the building and its occupants.

The Green Building project conception should preserve open space, farmland, and natural lands by building on or near already-developed sites.

Objective of Choosing a Pre-developed Site

Since **Sustainability** may be defined as “**meeting the needs of present generations without compromising the ability of future generations to meet their needs**”, it is the responsibility of mankind to take care of nature especially in their cities. In return, the benefits to their health would be huge and they would be **preserving nature to the next generations.**

The location where the green building is intended to be constructed and the environment surrounding the location, play an important role in the overall sustainability of the green building. This means that a building in the site must be constructed in such a way that **the surrounding natural environment and the related ecosystem is not affected by any means.**

Objective of Choosing a Pre-developed Site

While conducting the procedures for site selection, the surrounding waterways, nearby farmland and protected wetlands must be taken as main considerations in the decision. **That's why it is recommended that the chosen site must be a previously developed land.**

GRASSMed Recommendations

Recommended that the chosen site be a
Previous developed site !



- **Find** a previously developed site whose ecological benefits have already been reduced.
- **Find** a site that meets the building program needs. Don't force a building design and building size on a site that cannot accommodate it. This will help minimize impacts from grading and erosion issues and will better allow for maintaining the sites natural resources.
- **Avoid** building on undeveloped sites to preserve land natural spaces, protect habitants, and reduce the disturbance in the eco-system.

GRASSMed Recommendations



The **percentage of the Pre-Developed site** will be considered in scoring.

The building will score point in *GRASSMed* if **50% of its total site land is a Pre-Developed one.**

This percentage is the **minimum scoring.**

How To Comply With GRASS*Med*?

Maximum Scoring for Residential Buildings	10
Maximum Scoring for Commercial Buildings	7
COMMERCIAL BUILDING Percent of Pre-Developed land	Scoring Points
50 % - 60 %	3
60.1% - 70 %	4
70.1% - 80 %	5
80.1% - 90 %	6
90.1% - 100 %	7
RESIDENTIAL BUILDING Percent of Pre-Developed land	Scoring Points
50 % - 60 %	4
60.1% - 70 %	5
70.1% - 80 %	6
80.1% - 90 %	8
90.1% - 100 %	10



Contact us!



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Together We Switch to Clean Energy

For any inquiries or comments,
please don't hesitate to contact us

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