



Janelle Riley
President

Fairview Conservancy

Economic Analysis

Fairview Office Park Case Study

The Assumption: GREEN = EXPENSIVE



=



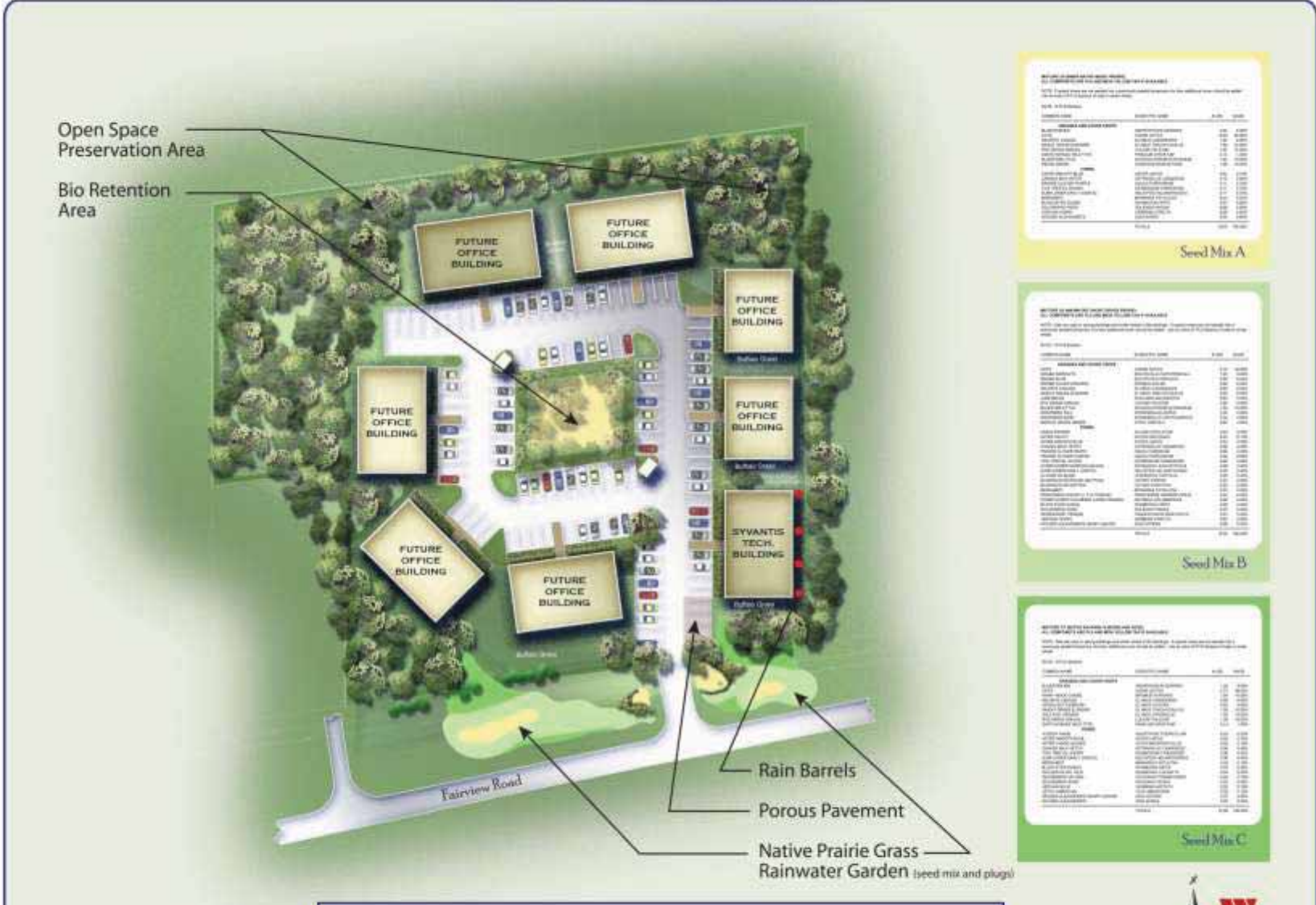
“There must be a lot of money in computers!”

My Conclusion

It's A Matter of Economics!

- Sustainable development makes economic sense and environmental sense.
- The average small businessperson can save money and make a positive impact on the environment by making very small changes in their development methods.
- Municipalities can do the right thing for their community while also doing right by developers.

Illustrative Site Plan Rendering



SEED MIX A

100% Native Prairie Grass

Species	Quantity	Notes
Native Prairie Grass	100%	

Seed Mix A

SEED MIX B

100% Native Prairie Grass

Species	Quantity	Notes
Native Prairie Grass	100%	

Seed Mix B

SEED MIX C

100% Native Prairie Grass

Species	Quantity	Notes
Native Prairie Grass	100%	

Seed Mix C

Fairview Office Park



Summary of Savings

Our Results are
Stunning!

\$460,000 saved over the
first 10 years of operation

Summary of Results

Technique	Savings
Materials Re-Use	\$27,700
Recycle	38,050
Heating and Cooling Optimization	148,164
Computer Equipment Management	28,000
Lighting	26,864
Stormwater Management	175,937
Reduce Impervious Surface	15,000
Total 10-Year Savings	\$459,715
Average Savings Per 4,500 s.f. Building	\$57,464

This pays one mortgage payment per year!

Stormwater Management

- Fairview Office Park LID
 - Preserve 56,310 s.f. of native forest
 - Restore 13,750 s.f. of prairie
 - 2 rain gardens totaling 8,640 s.f.
 - 29,559 s.f. seeded low mow grasses
- Fairview Office Park Traditional Development
 - 100,000 s.f. sprinkled
 - 20,000 s.f. of retention ponds

Stormwater Management

Traditional Development	
20,500 s.f. sod, including prep (\$.60/s.f.)	\$12,300
82,000 s.f. seed, including prep (\$.30/s.f.)	41,700
Irrigation system (109,400 s.f. @ \$.60/s.f.)	65,640
Watering (\$7,287 annually for 10 years)	72,870
Mowing/fertilizing (\$11,242 annually for 10 years)	112,420
10 Year Costs	\$304,930

Low Impact Development	
8,600 s.f. bio-retention areas (\$10.00/s.f.)	\$86,000
43,300 s.f. seed, including prep (\$.30/s.f.)	12,993
Maintenance (\$3,000 annually)	30,000
10 Year Costs	\$128,993

10 Year Savings	\$175,937
------------------------	------------------

Stormwater Management

- Extrapolating from our experience:
 - For every 10% of property left in a natural state, you can save nearly 10% annually in maintenance costs.
 - For every 10% of property left in a natural state, you can save nearly 5% in installation costs.

Reduce Impervious Surface

- Minimize paved surfaces by building the minimum number of parking stalls and designing the most efficient parking configuration.
- Our configuration changes saved 6,000 s.f. asphalt, and \$15,000.
- For every parking space not built, you save approximately 300 s.f. of impervious surface, and \$750.

Pervious Surfaces

- Pervious asphalt as an alternative to traditional asphalt.
 - Pervious asphalt costs approximately \$7.50/s.f. installed, as compared to \$2.50/s.f. installed.
 - Pervious asphalt is a good alternative where impervious surface on a property is excessive.
 - In northern climates, pervious asphalt should result in fewer slip/fall injuries during spring and fall freeze/fall cycles.

Conclusion

Why would a small developer would build any other way?