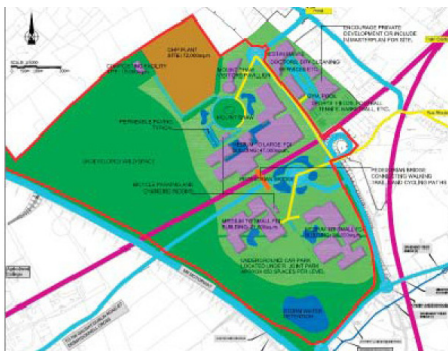


Sustainable Solutions

Client
Industrial Development Agency

Location
Republic of Ireland



The Industrial Development Agency (IDA) retained CH2M HILL to study and identify the best opportunities for improving the attractiveness of Ireland to Foreign Direct Investors by integrating sustainability considerations in the development of the IDA's Business Parks and Strategic Sites.

IDA, a department within the Irish government, acquires and develops properties for business parks and larger strategic sites for mainly electronics and biopharmaceutical plants. The department's charter is to promote economic development in Ireland by marketing these sites to Foreign Direct Investors (FDIs) as prime locations for their manufacturing plants.

Because many FDI companies are increasingly committed to, or interested in, "sustainability" as a business strategy for enhancing brand and reputation, increasing operating efficiency, and attracting and retaining a qualified workforce, the IDA retained CH2M HILL to study and identify the best opportunities for improving the attractiveness of Ireland to FDIs by integrating sustainability considerations in the development of the IDA's Business Parks and Strategic Sites.

Methodology

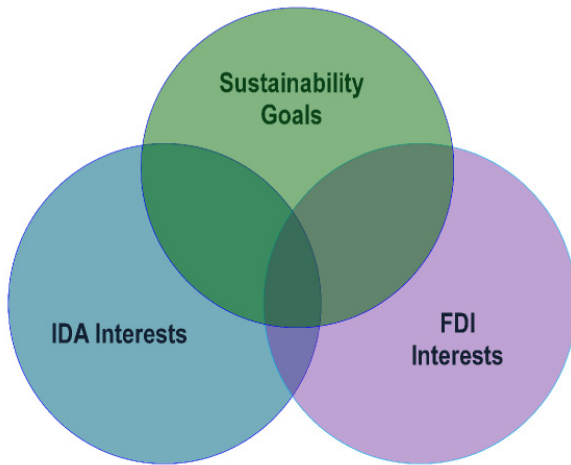
CH2M HILL prepared two Sustainability Frameworks, against which all IDA sites could be assessed and ranked. The Business Parks Sustainability Framework utilized and expanded upon the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) green building rating system for new construction. The Strategic Sites Sustainability Framework was built upon the newly initiated (in 2008) Sustainable Sites Initiative launched by the American Association of Landscape Architects in partnership with several pre-eminent U.S.-based environmental organizations.

The weightings in both frameworks were developed in conjunction with the IDA to reflect their economic development focus and the business interests of FDI companies. To validate the approach, CH2M HILL visited a number of IDA Business Parks and Strategic Sites to apply the framework. In addition, a master plan was prepared for an IDA Strategic Site to demonstrate the application of sustainable principles and the resulting site development opportunities.

Sustainable Components

Both frameworks addressed six primary sustainability opportunities for site development:

- **Ecosystems:** protecting, preserving, restoring, or enhancing ecosystems and natural assets
- **Energy efficiency and supply:** increasing energy efficiency and providing sustainable and/or renewable sources of energy
- **Climate change:** reducing greenhouse gas emissions and addressing potential climate change impacts
- **Transportation:** reducing congestion, providing multimodal options, and improving local quality of life for the attraction and retention of FDI employees
- **Water:** maximizing onsite infiltration of stormwater runoff and conserving water
- **Human Well-being:** intentionally master planning the site to appeal to site occupants and the neighboring community



The Sustainability Frameworks identified various site development strategies that most effectively achieve sustainability goals, meet IDA interests, and address FDI interests.

Results

The assessment of several IDA properties, in various stages of development, showed many opportunities to apply sustainable development approaches to improve IDA properties to better meet FDI site criteria. Consequently, CH2M HILL recommended the following courses of action for the IDA:

- Develop business park buildings based on the LEED® green building rating system
- Develop Strategic Sites in accordance with the Sustainable Sites Initiative
- Use Combined Heat and Power (CHP) to supply efficient energy to the Strategic Sites

The IDA accepted these recommendations and is now in the process of implementing them.

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