



CTG's Sustainable Communities Model™ (SCM)

Communities and organizations around the world are beginning to label themselves as "sustainable". But in many cases, the term "sustainability" is being used to indicate a list of separate features that may or may not have real benefit. There is an alternative to this approach. **The CTG Sustainable Communities Model™** and related services can assist developers in creating a community, campus, or corporate development that optimizes economic, social, and environmental benefits.



The **CTG Sustainable Communities Model™** quantifies the relative environmental impacts of a broad variety of design decisions ranging from the master plan land use level to the design of single buildings. The model not only compares the environmental trade-offs of decisions, it incorporates cost. The model thus allows teams to identify the greatest "**bang for the buck**" in terms of real environmental benefit for the investment.

This integrated approach pulls together the broadest possible range of environmental issues and enables scenario planning based upon cost and benefit. This robust, quantitative approach is one of the most rigorous and integrated decision support systems for complex sustainability projects that has been developed to date, and is truly unique in the marketplace. CTG uses the tool to ensure that clients' project fulfill their economic, environmental, and social potential.



The CTG Model takes environmental decisions out of the realm of guesswork, trends, and subjective opinion. It incorporates cost data, such as cashflow, payback, and rate of return for the sustainable measures it tracks so owners, developers, and project teams arrive at the optimum balance of economic and environmental benefits for any given community.

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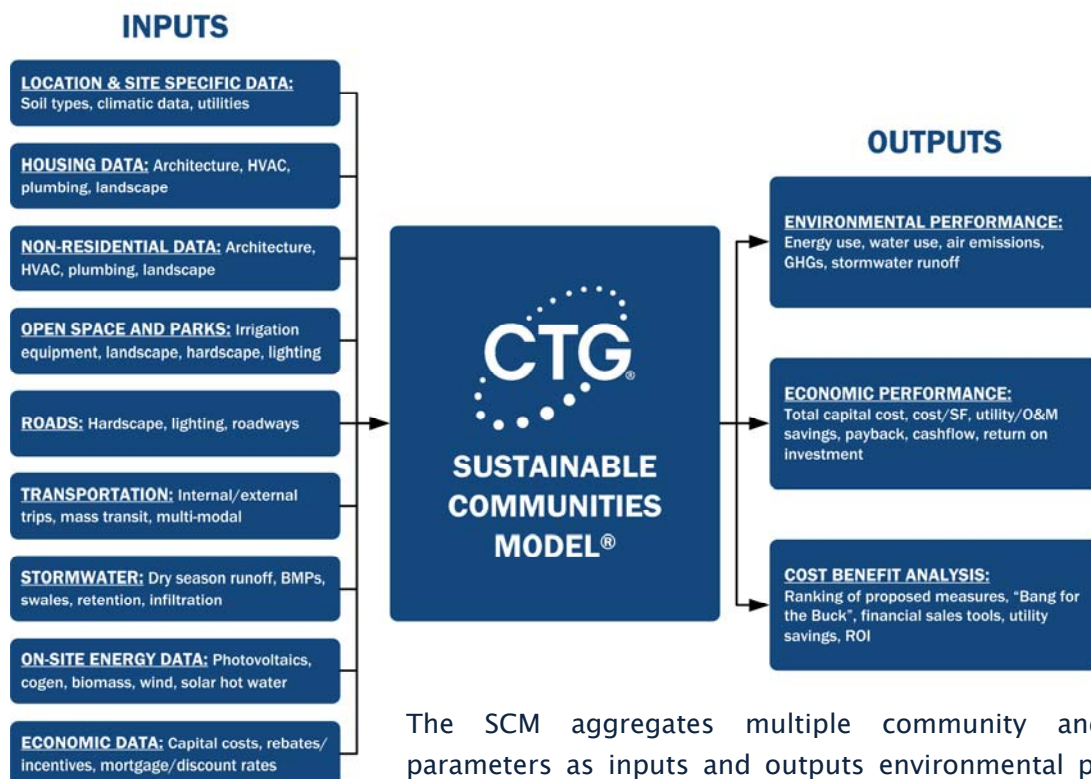
For existing buildings, communities, and campuses The **CTG Sustainable Communities Model™** can be used to:

- Create baseline performance metrics of energy, water, and GHG emissions
- Store data on the measurement of that baseline
- Identify improvement opportunities and track performance of implemented measures

The SCM can support **public and private planning and design** by using it to:

- Evaluate the impacts of existing or proposed programs and policies
- Evaluate the consequences of state and regional policies for local government or individual projects
- Explore policy alternatives with respect to financial and operating impacts
- Evaluate economic performance of alternatives (including utility incentives)

This rigorous, quantified analysis of environmental benefits is results driven. It enables the development team, working closely with CTG's expert interdisciplinary team, to compare a range of scenarios and select the most effective and appropriate sustainability measures. Instead of making environmental choices without quantifiable evidence, developers now can use the **CTG Sustainable Communities Model™** as a proven decision support tool.



The SCM aggregates multiple community and building parameters as inputs and outputs environmental performance data, economic performance data and cost/benefit analyses.