



## Publication

# Action planning for urban development

High land and construction costs – coupled with limited, undeveloped land – are familiar challenges for most urban developers. And when a lot for re-development is acquired, other issues can significantly impact the project schedule and outcome, potentially costing millions of dollars.

There are many different issues, some of which include:

- **Adjacencies:** The site is next to or over critical public infrastructure (tunnels, bridges, highways, rail, air rights, etc.); next to historic or concerned building owners that may see impacts, such as building settlement, because of the new development.
- **Brownfields:** The site contains contaminated soil and/or groundwater, and the contamination needs to be remediated to meet regulatory or litigation requirements. Worker safety and future tenant/resident risks may be impacted.
- **Public perceptions/impacts:** The development will generate vibration, dust, noise, traffic or shade to the area during construction or in its final condition.
- **Environment:** There is the potential for flooding from coastal or rainfall events, for excessive temperatures, or for energy blackouts. The site needs to be accessible and its function sustainable during emergencies.