

# Land Development Coalition **LDC**

## COMING UP IN 2024 EDUCATION

### **Renewable Energy Projects – a Better Way to Site**

April 24, 2024 1:30–2:30 pm ET– Online

### **Warehousing Site Development**

April 25, 2024 1:30–2:30 pm ET– Online

## PUBLICATIONS

### LDC 2-16: Quality Management

This publication offers insight to building your firm's program along with customizable spreadsheet templates.

### LDC 2-15: Project Close-Out Review

Offers guidance on best practices for accurate recording and storing of project record to minimize future efforts in retrieving documents in addition to serving as a final check of all project documents.

DJ Hodson, PE, LEED AP  
LDC CHAIR, 2023–2025



Managing  
Principal/Executive VP  
Langan

## EVENTS

REGISTER NOW!

### **ACEC Annual Convention & Legislative Summit**

Join Us in Washington, D.C for ACEC's 2024 Annual Convention & Legislative Summit, May 13–16 in Washington, DC, downtown at the Grand Hyatt, steps from Capitol Hill.

On May 14 at 4 PM EST, don't miss the Land Development focused education and roundtable featuring a panel of experts:

- Jim Policaro, Senior Vice President, Construction and Development, Lerner
- Richard Lake, Managing Partner, Roadside
- Bobby Gilbane Jr, Senior Vice President, Gilbane Development Company
- Paul Elias, Executive Vice President of Construction, Redbrick LMD

## ADVOCACY TRENDS

LDC's advocacy efforts focus on keeping LDC issues at the forefront of ACEC's efforts, including:

- Waters of the United States
- Commercial/Office Space adaptive reuse
- Interest rates
  - Up-zoning
  - New and emerging technologies
  - Tax code changes
  - Energy trends

join today



[acec.org/lcdc](https://acec.org/lcdc)



[@acec-coalitions](https://www.linkedin.com/company/acec-coalitions)



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## Market Intelligence

### Office to Residential Conversions: Are They Worth It?

Housing market leader Freddie Mac estimates that the U.S. is approximately 3.4 million units short of for-sale and for-rent units. According to the U.S. Census Bureau and Reuters, single-family housing starts were down 7 percent, from 1,005,000 to 935,000, from May to June, its lowest rate in two years. Multi-family starts also fell 11.6 percent.

Concerning the commercial office market, Aaron Jodka, director of national capital markets research for Colliers, noted that the U.S. office vacancy rate is 16.4 percent, a 30 basis points increase from the first quarter. This imbalance of supply and demand for the two different markets can represent a unique opportunity for conversion if the benefits outweigh the costs.

(Read more in the Private Side Column from the 2023 Issue Four report from Engineering Inc.)



Subscribe to ACEC's Market Briefs or to find out more, scan the QR code.

RANK	MARKET	TOTAL OFFICE VACANCY
1	Houston	23.4%
2	San Francisco	21.1%
3	Denver	20.4%
4	Seattle	20.1%
5	Austin	19.9%
6	Atlanta	19.4%
7	Chicago	18.9%
8	Phoenix	18.8%
9	Nashville	17.5%
9	Twin Cities	17.5%
9	Dallas	17.5%
10	New Jersey	17.3%

RANK	MARKET	AFFORDABLE HOUSING DEFICIT
1	New York City	805,452
2	Los Angeles	605,547
3	Miami	224,625
4	Chicago	211,737
5	Houston	195,301
6	Dallas	185,864
7	Washington, D.C.	151,864
8	San Francisco	146,660
9	Atlanta	142,741
10	Philadelphia	142,102

Cities with both high office vacancies and affordable housing shortages.

Sources: United Way, Commercial Edge

## Solar Panels

### ACEC's Past Chair Weighs In

Paul Navarro

There are several factors influencing the recent boom in solar farm construction, including demand to meet state-mandated goals. Meeting these new demands is driving the need for construction of new utility-scale solar farms. Utility-scale solar farms are defined as those that generate more than 1 MW of electricity per hour at peak production. The demand to meet state goals fluctuates by state. Much of the land targeted for solar development is unused farmland located near suitable transmission lines (within 1 mile).

Construction costs of a solar site are minimized, thus providing higher profits, when the land is relatively flat without existing water features (streams/wetlands); soils are void of rock at shallow depths; easy access to local roads without load restrictions exist; and the land is without an abundance of tree cover. The goal for the developer is to keep design and construction time to a minimum to maximize their profits.

Is your firm working on a solar project? We'd love to hear about it.

Join the LDC Coalition today!



Source: