

# Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences



## Graduation Plan: All tracks

Submit your Graduation Plan to the Board of Examiners ([Examencommissie-BK@tudelft.nl](mailto:Examencommissie-BK@tudelft.nl)), Mentors and Delegate of the Board of Examiners one week before P2 at the latest.

The graduation plan consists of at least the following data/segments:

Personal information	
Name	Gian Carlo Carini
Student number	5352118

Studio		
Name / Theme	Urban Development Management	
Main mentor	Erwin Heurkens	UDM
Second mentor	Hilde Remoy	REM
Argumentation of choice of the studio	There is no bigger witness of humankind's existence in this world than our cities and they are the arena for life to unfold towards a sustainable and resilient future. The challenge ahead becomes to align sustainable urban development ambitions, decision-making processes and financial feasibility.	

Graduation project	
Title of the graduation project	The Impact of Sustainability in Developers' Decision-Making Process A comparative study of urban sustainability assessment systems
Goal	
Location:	NL>UK-US-AUS
The posed problem,	Within the urban redevelopment management field, little is known about how current market-driven sustainability assessment systems influence developers' decision-making at the urban scale. In the Dutch context, the current decision logic and added value behind the use of such methods requires further research to evaluate the use and implementation of BREEAM-NL Area. This becomes relevant since it can have a potential impact on the managerial process and the outcome of sustainable urban redevelopments.
research questions and	<b>MRQ</b> How does the use of urban sustainability assessment methods impact the decision-making process of developers in urban redevelopment projects?

	<p><b>RsQ1</b> Why do developers decide to implement sustainability assessment methods in urban redevelopment projects?</p> <p><b>RsQ2</b> What learnings can be drawn from a comparative case approach to enhance a potential implementation and tool improvement?</p> <p><b>RsQ3</b> How can sustainability assessment methods assist the decision-making process of developers in urban redevelopment projects, specifically in relation to the reuse of existing urban elements?</p>
design assignment in which these result.	<p><b>1</b> Structure a <b>recommendation</b> based on the evidenced value that the implementation of USASs can generate for developers. This can potentially improve the broader market adoption of BREEAM-NL Area in the Dutch context.</p> <p><b>2</b> Consolidate a <b>framework</b> for a potential tool readjustment based on the impact of BREEAM-NL Area in decision-making processes. This could enhance an alignment between sustainable values and financial values from a private sector perspective.</p>

## Process

### Method description

From a methodological perspective, the first dimension addresses the Research Methods, from which Case Studies and Lesson Drawing are part of. The first one aims to collect data which can be close coded following an inductive logic of inquiry to be further analyzed through a parallel comparative case-study approach. By following an inductive practice-based approach (Bryman, 2015) the research aligns with both the pragmatic nature of urban development practices and projects, and the need to develop conceptual (management) knowledge for academics (Heurkens, 2012). The second one, Lesson Drawing, aims to provide empirical lessons and inspirations applicable to the Dutch context (Rose, 1991).

The second dimension addresses the techniques implemented, which are Literature Review, Empirical Review, and Data Analysis & Processing. These aim to gather documented information, assemble practical experiences and produce a comprehensive overview respectively (Blaikie & Priest, 2019). Finally, there are expected outputs and an existing interrelationship between them. The Conceptual Model, or theoretical model, is the outcome from the literature review and acts as input for the empirical review and the analytical case-study model. The analytical case-study model

contains the main concepts of the theoretical model, and it is applied to the various case studies as a structuring device to understand different relationships between the aspects analyzed in the research.

### **Literature and general practical preference**

Literature on: sustainability and real estate development, sustainable corporate strategies, decision-making, urban sustainability assessment systems, evaluative practices, adaptive reuse, brownfield development (Adams & Tiesdell, 2012; Bullen & Love, 2011; Callway et al., 2019; Cappai et al., 2018; Dobrovolskienė et al., 2019; Dutch Green Building Council, 2018; Heurkens, 2012; Heurkens & Hobma, 2014; Jackson & Orr, 2021; Kauko, 2019; Molenaar, 2021; NEPROM, 2018; Pedro et al., 2019; Rose, 1991; Sharifi & Murayama, 2014; Shenton, 2004; UN Global Compact & RICS, 2018; Vieira De Castro et al., 2020; Warren-Myers, 2012; Yin, 2018; Zheng et al., 2017)

### **Reflection**

**1** The topic of this thesis, defined in the title “The Impact of sustainability in developers decision-making process” overarches MBE topics like organizational alignment, corporate strategies, decision logics, private sector investment and policy making within urban redevelopment management. These principles align with scope of enhancing a sustainable and better future preached by Bowkunde at TU Delft.

**2** The relevance of this research can be divided into two components. From a societal perspective, an integral approach towards urban sustainability goes beyond environmental sustainability and strives for socio-economic sustainability. These ambitions require investment from the private sector and therefore becomes critical to identify how developers are carrying their decision-making process since an effective deployment of means can lead to clearer organizational strategies and potentially, better cities. From a research perspective, it is relevant to evaluate how existing sustainability assessment tools are being used in practice in the Dutch context, and how can they become means to assist the decision-making process of developers at an urban level. By doing so, the research can provide valuable knowledge to fill the existing gap between sustainability assessment systems and decision-making processes in urban redevelopment projects, emphasizing the reuse of urban elements as a potential source of sustainability and adaptability from a socio-economic perspective. Furthermore, as market-driven tools, they can stimulate developers to take more holistic decisions and enhance innovation within their value creation rational.