



## « Sustainable Business Districts »

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## ISO IWA

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# Sustainable Business Districts Workshop Guideline

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## COMMENTARIES/ DECISIONS

Please find below a guideline that will help steer the debates at the Workshop Kick Off meeting and elaborate the resulting IWA

## FOLLOW UP

For information and feedback

## SOURCE

AFNOR in its quality as the Secretary of the Workshop,  
on behalf of the Sustainable Network



## Introduction

At present, standardization is generally product or service based and hardly ever considers the territorial dimension. There are national regulations or standards around the world and some international private specifications or protocols that apply to urban areas. But they do not take the specificities of business districts into account.

Therefore, the IWA is to provide Business-Districts-oriented principles of sustainable development, a framework to establish a core set of indicators and a performance assessment methodology as well as a guide of best practices. This appears particularly crucial at a time when business districts become increasingly sustainable development aware and new business districts are being established all over the world.

Participants attending the Kick-Off meeting will define the best way to organize the elaboration work of the IWA, on the basis of the guideline below.

The IWA will cover the following issues :

### 1. Business District definition

There is no clear-cut definition of business districts. They are currently known under different denominations, such as central business districts, city centres, downtowns, etc.

Hence, as a preliminary stage to elaborating an International Workshop Agreement that apply to them, participants will have to provide such a definition and to agree on the lower range, in order to exclude areas that would appear too small (in size, budget, population, etc.) to qualify as business districts.

As a basis for discussion, the following definition is proposed :

A Business District is an urban area, that is located in a city centre or in its suburbs and endowed with the following characteristics :

- mostly service sector oriented : it is not an industrial park
- dense occupancy with a high-rise buildings concentration
- mixed-use : residential, office, trade and entertainment
- large in and out flow of persons and fret during office hours

### 2. Sustainable construction during the whole Life Cycle

The IWA will provide guidance on how to apply and to appraise sustainability to life-cycle of buildings and civil engineering works, from cradle to grave, in a business district environment.

It will build on existing standardization work and adapt it as necessary, bearing in mind that it will consider buildings or civil engineering works as correlated items within a larger entity, the business district, and that it will follow a project manager's approach rather than going into building materials details.



As a pointer, the following issues will be investigated in priority, in liaison, whenever relevant, with existing ISO TCs or SCs :

- General principles of sustainability in construction
- Service Life Planning and Life Cycle Costing (LCC)
- Design of building indoor environment
- Sustainability indicators and assessment for buildings and civil engineering works

### 3. Energy management

The IWA will promote energy efficiency in buildings and civil engineering works in a business districts environment. As pointed out above, they will be considered in their inter-relation within the business district.

The issues to be considered, in liaison with relevant ISO TCs and SCs, are :

- Energy production (including renewable sources of energy, if applicable), energy mix and energy efficiency
- Water and waste management
- Greenhouse gas management and carbon footprint during the whole life cycle

### 4. Urban management : Transport, security, mixed-use and quality of life

The IWA will provide guidance on how to design, build and manage a safe, lively, economically vibrant and financially attractive mixed-use business district environment

The issues to be considered, in liaison with existing ISO TCs and SCs, are :

- Transport, e.g. effective and user-friendly modes of access for people and fret, with an emphasis on collective transport and non polluting individual means
- Security management, including prevention of crime, fire and health hazards, natural disasters and crisis management
- Mixed use planning, as a prerequisite to sustainability, e.g. determination of appraisal ratios, economic, environmental and social benefits, etc.