The Tulane School of Architecture is very proud of its progressive Master of Sustainable Real Estate Development Program (MSRED), which began June 2011. Applications are now being accepted online, and are due by January 15. Applications received after this deadline will be considered on a space-available basis.

We believe that Sustainability, Urbanism and Real Estate Development are intertwined, that cities are our most sustainable resource, and hold the key to our social, economic, and culturally equitable future, as well as our planet’s environmental protection. The skill sets to develop sustainable real estate projects in this evolving urban marketplace must employ strategies for engaging the interplay of economic, community and environmental concerns, in order to be truly successful. This unique MSRED Program focuses explicitly on the primary challenges and opportunities afforded by its focus on sustainable development, design and urbanism in our neighborhoods, cities and inter-connected urban regions. With this distinctive MSRED Program, the Tulane School of Architecture is focused on a diverse range of business and design opportunities with an emphasis on “regenerative” Real Estate Development in our cities. The MSRED Program builds on a set of values at its core, promoting urbanism, innovative entrepreneurial thinking, design excellence, and an ethic of preserving cultural resources, to empower our students to participate in the real estate development field with the knowledge to address contemporary challenges and opportunities in our urban centers.

This is an excellent time to be in New Orleans, the opportunity of living, learning and working in the development field within this vibrant, resilient community at this powerful time is truly unique. As American cities benefit from reinvestment, revitalization, and innovative development strategies, New Orleans provides extraordinary case studies in the post-Katrina era. In the effort to rebuild an economy and focus on environmental solutions to protect this region, New Orleans and Tulane are uniquely at the forefront of the sustainable development movement. As affordable housing and economic development needs are considered, and neighborhoods and businesses are rebuilt, questions emerge involving density, design, market growth and economic value in relation to community, the environment and a personal connection to the City. This program addresses these questions, while traveling to and examining successful case studies in other cities throughout North America.

Tulane University, as a whole, is integral to the larger process of rebuilding in New Orleans and the region through education and health in the public realm. Innovative Programs within the School of Architecture, such as URBANbuild, the Social Innovation and Social Entrepreneurship (SISE) curriculum and the Tulane City Center, collaborate with MSRED students and affirm our active role in this process of rebuilding New Orleans. Working with local non-profits, URBANbuild has built 7 homes and one commercial project using students and local builders to create modern and sustainable developments in New Orleans. The Tulane City Center has been involved with projects ranging from small mobile neighborhood communication devices and neighborhood master-planning to building an urban farm and facilitating sustainable real estate development plans in the city’s Lower Ninth Ward. SISE initiatives within the School of Architecture serve to embolden students to pursue entrepreneurial developments with social justice issues in mind. And, the Masters of Preservation Studies Program within the School of Architecture has been involved in significant community-based projects over several decades in one of the most historic cities in the United States. That Tulane’s MSRED Program is well integrated within the School of Architecture’s other exemplary Program curricula are significant recognition of the critical role that design and community plays in the development process of a sustainable urban future.
MISSION
The program prepares post-baccalaureate students from diverse fields to explore and value the regenerative development of our cities. By providing a blended education in business, sustainable design, urbanism, economics and legal issues, we equip our graduates to become effective and influential participants and contributors in the fields of real estate, finance, development, and design. This is a practitioner oriented degree, and we aspire to identify and build opportunities for graduates to work in for-profit and non-profit business settings that produce innovative strategies for sustainable real estate development. The program supports and encourages nationally significant research utilizing lessons from New Orleans as a laboratory with larger implications for other communities; and draws from case study examples across the United States exploring the power of public-private partnerships, innovative financing strategies and an integrated design process offering strategies for lasting global sustainability.

CURRICULUM
The curriculum for the Master of Sustainable Real Estate Development incorporates cross-disciplinary academic faculty, local practitioners and national industry partners that present a formal, academic and practical approach to real estate development, design and sustainability. Our diverse faculty is our strength, covering the breadth of enterprises necessary in this field, many with national reputations and accomplishments in the fields of real estate development, community-based planning, design and urbanism.

This program is designed as a one-year capstone experience at the graduate level, affording students unique opportunities and skills upon completion. The program is comprised of students including those directly out of undergraduate programs in architecture, liberal arts and sciences, engineering, business, as well as mid-career professionals interested in advancing into the field. The curriculum includes two semesters as well as a summer lead-in semester. Urban Field Study travel with faculty to other cities provides exposure to national examples of innovative real estate development and meetings with industry leaders, serving to broaden the scope of the curriculum’s inquiry and employment network. And, Graduate Research Assistantships and numerous local internships within the development industry provide students opportunities to expand their skill sets working directly on development projects in the community.

Casius Pealer is Director of the program. Trained as both an architect and an attorney, Casius has over eighteen years of experience in community and urban development. Specifically, he is a nationally recognized expert on green building and sustainability in multifamily and affordable housing, including as the first Director of Affordable Housing for the U.S. Green Building Council (USGBC). Casius worked as a real estate attorney in Washington, DC, and he continues to serve as of Counsel in the Real Estate Group at Coats | Rose in New Orleans. He also maintains a national consulting practice, Oystertree Consulting. Casius holds a B.Arch/M.Arch from Tulane University and a J.D. cum laude from the University of Michigan.

Tulane University does not discriminate on the basis of race, sex, color, religion, national origin, citizenship, marital status, sexual orientation, age, disability, military, veteran status or any other protected status or classification under federal, state or local law in its programs and activities. The following office has been designated to handle inquiries regarding the non-discrimination policies: Vice President, Tulane Office of Institutional Equity // 200 Broadway, Suite 105, New Orleans, Louisiana 70118 // (504) 862-8083 // oie@tulane.edu

### SUMMER (12 CREDIT HOURS)
- SRED 6100: Introduction to Real Estate Finance & Economics
  - 3 credits
  - Prerequisites: Fine 7210-21 and SRED 6320
- SRED 6200: Introduction to Sustainable Architecture
  - 3 credits
- SRED 6040: Introduction to Real Estate Finance Products
  - 3 credits
- SRED 6050: Introduction to Sustainable Urbanism
  - 3 credits
- Urban Field Study
  - Group travel to other urban centers

### FALL (15 CREDIT HOURS)
- SRED 6310: Sustainable Design, Urbanism & Development
  - 4 credits
  - Fundamental theory, precedents, and practices related to design, the city, and the development process
- FINE 7210-21: Real Estate Planning, Finance & Development
  - 3 credits
  - Finance Principles and Practice
- SRED 6320: Urban Economics
  - 4 credits
  - Urban Economic Theory and Applied Economic Modeling
- SRED 6120: Legal Issues in Real Estate Development
  - 4 credits
  - Acquisition, land use, entitlements, contracts, environmental law, taxes, public subsidies, finance
- Urban Field Study
  - Group travel to other urban centers and to the ULI Fall Meeting

### SPRING (14 CREDIT HOURS)
- SRED 6410: Case Studies in Sustainable Real Estate Development
  - 4 credits
  - Public private partnerships
- SRED 6020: Directed Research
  - 4 credits
  - Directed/Independent Study
- REAL ESTATE - FINANCE TRACK
  - SRED 7320: Topics in Real Estate Finance
    - 3 credits
  - OR
  - APFC 6300: The Business of Real Estate
    - 3 credits
- REAL ESTATE - DESIGN TRACK
  - SRED 6920: Directed Research
    - 3 credits
  - Studio
  - Development Design & Urbanism
  - Urban Economics
  - Legal Issues in Real Estate Development
  - Urban Field Study
  - Group travel to other urban centers

### 41 CREDIT HOURS TOTAL

architecture.tulane.edu/msred

IMAGE CREDITS LEFT TO RIGHT: Sustainable Infill development, Albuquerque, NM, MSRED students at Lafitte redevelop-ment project, New Orleans; The High Line, NYC, MSRED students atop the New York Times building, Grow Dat Youth Farm, Tulane City Center, French Quarter, New Orleans (credit: Richard Campanella)