

# Urban Resilience @ ULI

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# Presentation Structure

- ULI's Urban Resilience Program
- Defining resilience
- How is relevance relevant to ULI members?
- Current projects
- Questions



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# Defining Resilience

- “The ability to prepare and plan for, absorb, recover from, and more successfully adapt to adverse events.”
- This definition, which was developed by the National Academy of Sciences, is shared by ULI, the American Institute of Architects, the American Planning Association, the U.S. Green Building Council and other organizations in the built environment industries.
- Resilience concerns include
  - Destructive storms
  - Flooding – coastal & in-land
  - Extreme heat & cold
  - Drought & lack of water
  - Related economic and social issues

## URBAN RESILIENCE

Is the capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of **chronic stresses** and **acute shocks** they experience.



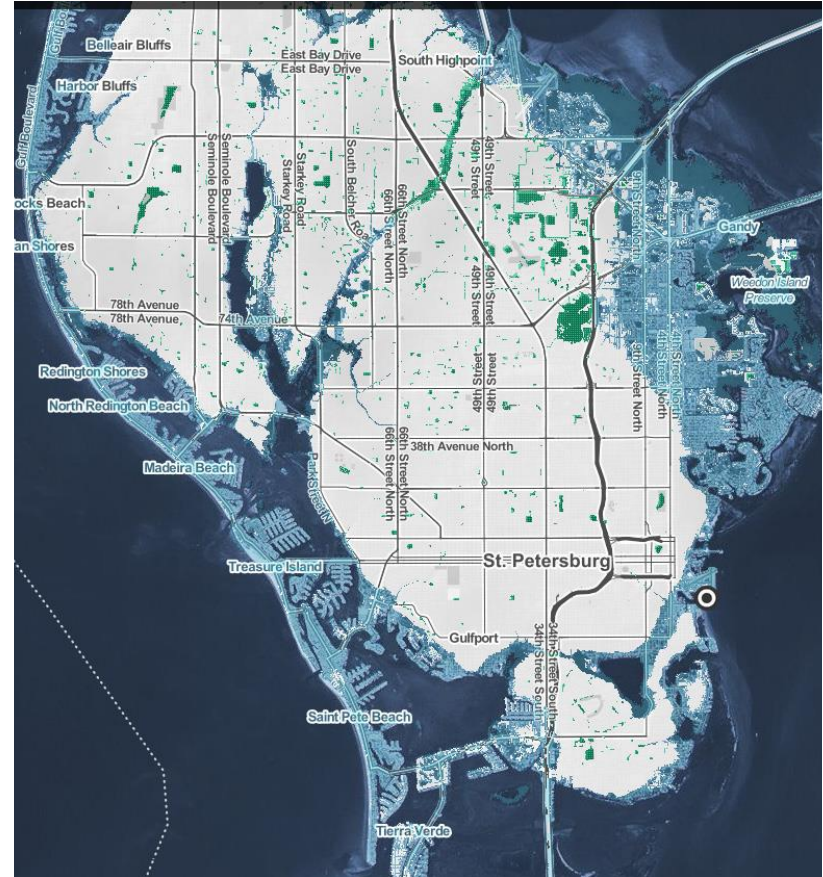
# What does ULI bring to the field of resilience?

- Resilience is an **inherently interdisciplinary topic** – meaning that ULI is well positioned to contribute, due to the diversity of professional expertise within ULI’s membership.
- Enhanced resilience can only be achieved with buy-in from both policymakers and the private sector. ULI reaches this **“big tent” audience**.
- ULI brings a **pragmatic approach** to discussions about resilience, including expertise in finance and implementation.
- Resilience challenges and opportunities differ according to community, climate and local context. ULI has a **global network of District Councils** to spearhead local resilience projects.

# How is resilience relevant to ULI members?

The impacts of climate change will become increasingly visible, including:

- Sea level rise
- Extreme heat & drought
- Storms
- In-land, riverine and coastal flooding
- Associated social, community and economic development issues



# How is resilience relevant to ULI members?

If not addressed, the impacts of climate change are likely to lead to additional costs:

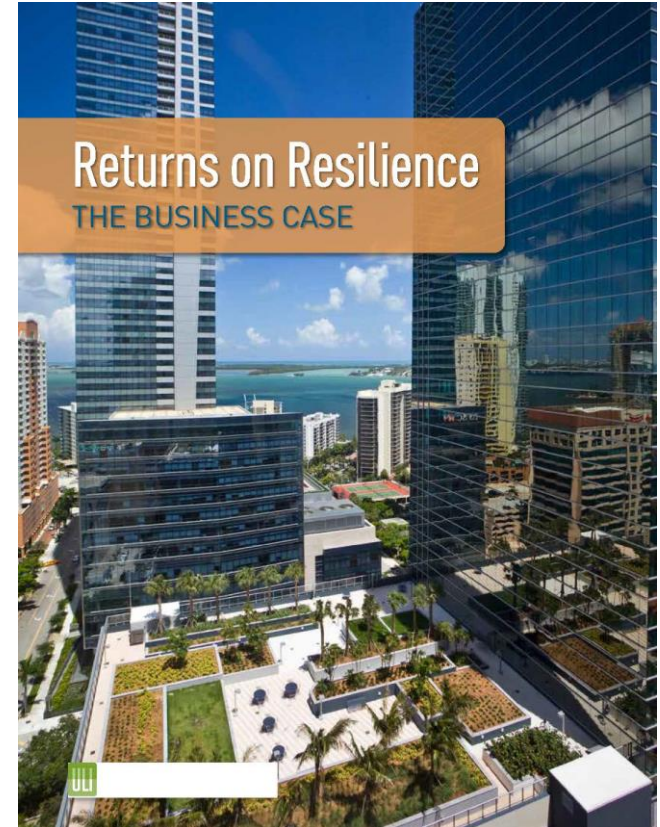
- Losses, including building damages, loss of productivity and even loss of life
- Increased insurance premiums
- Decreased investor interest
- Increasingly stringent regulations – e.g. stormwater management
- Increased costs of resources such as water and energy



# How is resilience relevant to ULI members?

Addressing the vulnerabilities of climate change and embedding resilience into real estate projects can **generate value**:

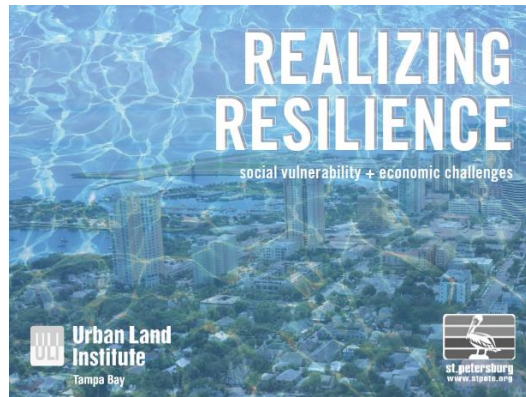
- Increased market value
- Decreased insurance premiums
- Enhanced user experience
- Avoided losses/decreased vulnerability
- Enhanced aesthetics and placemaking
- Energy and water usage reductions and savings
- Marketing value
- Increased likelihood of permitting
- Fast lease-up
- Extended building life
- Mission advancement & educational opportunities





# ULI's Urban Resilience Program

- Research
  - Returns on Resilience, Harvesting the Value of Water
- Advisory Services
- Convenings
- District Council-led work
  - Events, Technical Assistance Panels, locally-focused research, volunteer projects



# Returns on Resilience

ULI's Urban Resilience Program works to help communities prepare for increased climate risk in ways that not only allow a quicker, safer return to normalcy after an event, but also enable them to thrive going forward.

The Returns on Resilience project showcases real estate developments that incorporate resilient design measures, with positive financial, operational and other business outcomes. To suggest a project for inclusion, email [resilience@uli.org](mailto:resilience@uli.org).





# Harvesting the Value of Water

STORMWATER, GREEN INFRASTRUCTURE, AND REAL ESTATE



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[Americas.uli.org/stormwater](https://Americas.uli.org/stormwater)

# District Council Projects

-**ULI Boston:** Living with Water

-**ULI Baltimore:** Weather it Together: Historic Preservation and Hazard Mitigation in Annapolis

-**ULI South Carolina:** “The Cost of Doing Nothing” – Sea Level Rise and Downtown Real Estate

-**ULI Michigan:** Local version of Harvesting the Value of Water





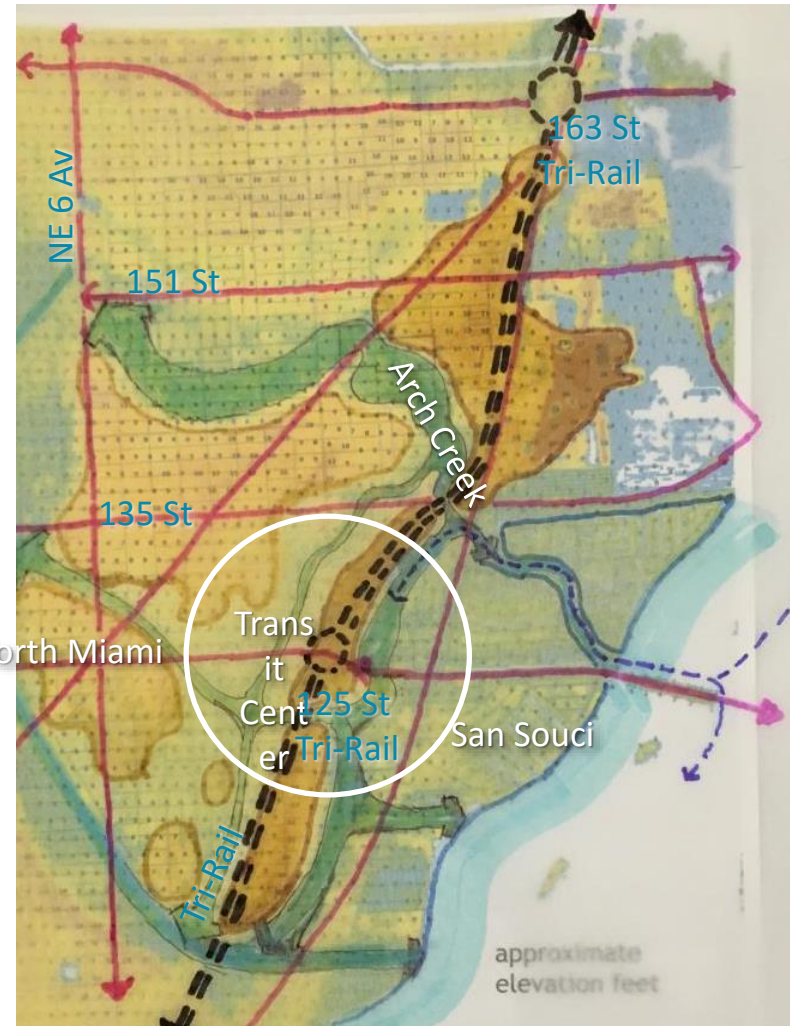
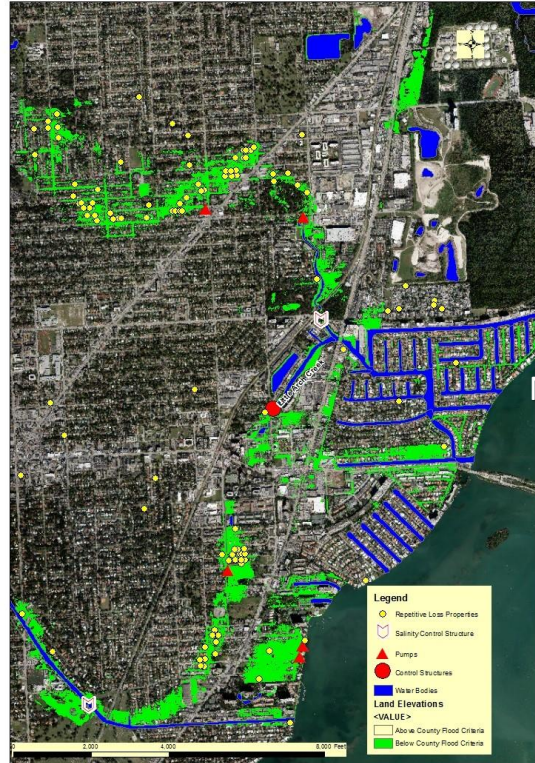
# Resilience Advisory Services

- 5-day interdisciplinary land use strategy workshops; 2-day workshops are also hosted at the local level
- Recent panels in Lafayette, Louisiana; El Paso; Miami-Dade County; Norfolk; Portland, Maine; Duluth, Minnesota



# Arch Creek Basin, Miami-Dade

- 2800-acre flood basin, including repetitive losses sites
- Adaptation Action Area methodology
- TOD as opportunity area

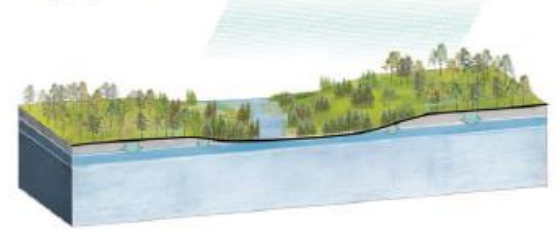




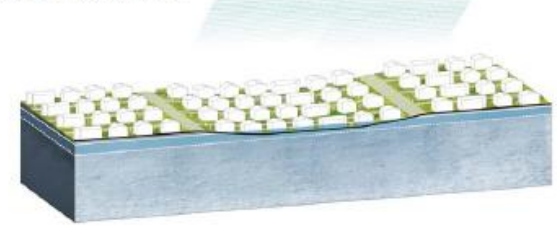
# Recommendations

- Build social resilience: considered community engagement strategy; support of existing community groups and grassroots leadership; and development of more inclusionary housing policies.
- Build on high ground: addressed strategies for developing a TOD, including affordable relocation housing.
- Restore natural systems: proposed a “city slough” – a signature city green space developed on areas vulnerable to flooding, as well as household-scale green infrastructure interventions.
- Implement a pilot Adaptation Action Area: explored financing, policy and land management tools which could be implemented using an AAA.

19th-century slough section: nature handles water.



20th-century slough section: development puts people and property in harm's way.



21st-century slough section: a balance of nature, water, and neighborhood.



# Gowanus, Brooklyn

-Gowanus: a rapidly-changing part of Brooklyn, home to New York's first Superfund site, many long-established communities and public housing

-Panel team explored how the upcoming rezoning of Gowanus could address and incorporate Urban Heat Island mitigation, noting lack of local green space

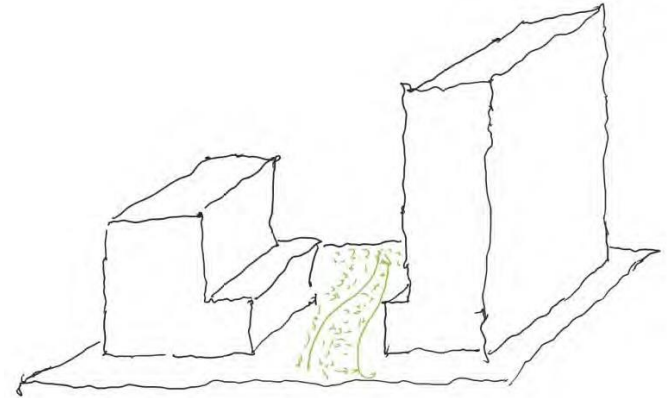
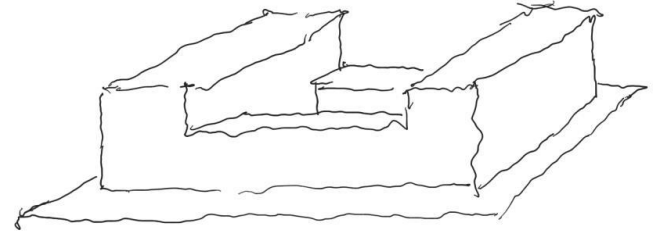
-Panel sponsor was the Fifth Avenue Committee, a community-based organization which is doing climate justice work





# Recommendations & Themes

- Substantial gross land value will be created through the rezoning - \$600,000,000 back-of-the-envelope estimate
- Opportunities to capture value and address urban heat island mitigation – Green Infrastructure Density Bonuses, Green Infrastructure Fund, etc.
- Opportunities to invest in infrastructure which could provide multiple positive outcomes and co-benefits for long-term and new residents
  - “Path of Respite”
  - Responsive urban design considering prevailing winds
  - Efficient urban systems – transportation, waste heat



# Lafayette, Louisiana

-2016 floods raised public awareness of vulnerability and costs

-Focus on downtown revitalization as a strategy for resilient land use

-Exploration of tools, financial incentives, implementation strategies, sample capital stacks – planning was already in place; implementation was the primary focus

-Positive reception to stormwater fees



# El Paso Active Transportation System

- Addressing climate vulnerabilities and incorporating environmental performance into ATS design
- Finding opportunities for co-benefits, particularly regarding adjacent housing, economic development opportunities



# Any questions?

- More information: [Americas.uli.org/urbanresilience](https://Americas.uli.org/urbanresilience)
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- OR [resilience@uli.org](mailto:resilience@uli.org)

