

# **CREATING THE ADAPTABLE CITY**

**ULI FALL MEETING  
CHICAGO, IL  
NOVEMBER 6, 2013**



## **AFTER SANDY: ADVANCING STRATEGIES FOR LONG-TERM RESILIENCE AND ADAPTABILITY**

**REPORT OF THE ULI AFTER SANDY  
ADVISORY PANEL**

# OVERVIEW

**JOHN K. MCILWAIN, Panel Chair**

**Senior Resident Fellow/J. Ronald Terwilliger Chair for  
Housing**



**Urban Land  
Institute**

Advisory Services Program

# INTRODUCTION

- **Focus on long term resilience, not immediate rebuilding.**
- **Requested by three District Councils—New York, Northern New Jersey, and Philadelphia**
  - **Supported by Georgetown**
- **Funded by the ULI Foundation.**
- **25 panelists, regional, national, one from Spain.**
  - **Many disciplines.**
- **No sponsor gave independence.**





# OVERVIEW

- **The panel was 9 months after Sandy.**
- **We reviewed some 20 reports made before and after Sandy to build on them and to look for gaps.**
- **Toured parts of Long Island, Queens, Brooklyn, Manhattan, the Bronx, Staten Island, and the New Jersey shore.**
- **Interviewed over 100 people, including local leaders, government officials, developers and experts.**



# **OVERARCHING FINDINGS**

**JOSEPH AZRACK, Panel Co Chair**

**DAVID RICCI, Panel Co Chair**

# OVERARCHING FINDINGS

- **Climate change is real and here to stay.**
- **Reconstitute the Hurricane Sandy Rebuilding Task Force as an ongoing resiliency task force.**
- **Design protective infrastructure to do more than protect, such as New York City's Seaport City concept.**





# FINANCE AND INSURANCE

- **Accurately price climate risk into property values and cost of financing.**
- **Price insurance premiums to fully reflect risk.**
  - **Price partial compliance and mitigation measures into insurance premiums to create incentives.**
  - **Help relieve the burden for low-income households and small businesses.**



# FINANCE AND INSURANCE

- **Implement new extra-municipal financing mechanisms.**
- **Revise federal assistance to allow local discretion and direct funding flows to communities when possible.**
- **Provide small communities with financial support to replace lost local tax dollars.**
- **Create financial incentives that assist responsible rebuilding and markets that accurately reflect risk.**





# REGIONAL PLANNING

- **Effective resiliency plans require:**
  - **Regional planning and coordination**
  - **A regional infrastructure vision, with clear priorities.**
  - **Project prioritization based on cost/benefit analysis.**



# DETERMINE LAND USE TYPOLOGIES FOR THE REGION

## IDENTIFY CATEGORIES OF RESILIENT LAND USE ZONES

- Coastal Transition Zones
- Coastal Impact Zones
- Coastal Transformational Zones
- Smart Growth Receiving Zones



# DETERMINE INVESTMENT or “VALUE” ZONES FOR THE REGION

**Identify “Value Zones” critical to the regional economy, culture, health, & safety for long-term protection & investment.**

- **Identify zones for *reduced* public investment.**
- **Use a cost/benefit analysis.**
- **Possible Criteria**
  - **Criticality of Need**
  - **Market Value Protected**
  - **Potential Market Value to be Created**
  - **Additional Performance Criteria**





# LOCAL AND MUNICIPAL GOVERNANCE

- **Update zoning and building codes in at risk areas**
  - **Base codes on regional land use typologies and value zones.**
- **Build capacity for resiliency planning and response at the local level:**
  - **Access to information and best practices**
  - **Durable communications systems**
  - **Funding for municipal coordination and collaboration.**





# PANEL DISCUSSION

## NEXT STEPS

- **Build capacity for decision making at the local level.**
- **Create programs to provide knowledge sharing and professional training.**
- **Encourage coordination and collaboration among localities.**



# NEXT STEPS FOR ULI?

## Six Questions for ULI:

- 1. What is ULI's role in fostering regional planning and decision making?**
- 1. What is ULI's role in fostering local collaboration?**
- 1. What is ULI's role at the national level?**
- 1. Is there a global role for ULI in fostering urban resilience?**
- 1. What is ULI's role in advancing best practices regarding urban resilience?**
- 1. What is ULI's role in furthering professional development regarding resilience?**

