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



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.



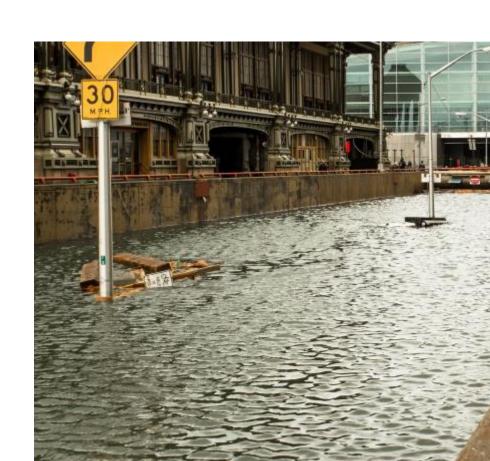
FINANCE AND INSURANCE

- 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?