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ROUNDTABLE DISCUSSIONS

TOPIC: Urban Heat Management and Community Resilience

SUMMARY:

Extreme heat is the deadliest natural hazard in the U.S. and is already increasing due to climate change. Impacts are most severely felt in cities and especially within neighborhoods with high amounts of impervious surfaces and low vegetation and tree canopy. Risks include immediate threats to health and safety from heatwaves, as well as reduced outdoor thermal comfort in cities and diminished livability. Modifications can be made to urban design and architecture to help protect heat-vulnerable populations and properties.

FINANCIAL/ASSET-LEVEL IMPLICATIONS:

- Increased energy costs for cooling
- Reduced useful life of infrastructure and major mechanical equipment, increasing replacement/capital expense costs
- Increased healthcare costs for heat-affected populations
- Increased water stress and utility costs

EXAMPLE ACTIONS:

Building and site design:

- Develop robust landscaping packages for new development and assess existing properties for enhancement of green infrastructure
- Protect mature trees on-site during planning, construction, and property maintenance
- Paint roofs and/or walls of new and existing buildings with white paint or reflective coatings
- Design high-performance building envelopes with enhanced insulation, heat-resistant exteriors, and window shades (secured for high winds where necessary)
- Incorporate materials with high thermal mass (e.g., brick, concrete, masonry) to help absorb heat and keep interiors cool
- Specify heat-resistant materials (e.g., heat-resistant concrete, materials that allow joint expansion, or temperature-resistant plastics) for new construction

Building and site operations:

- Create a heatwave emergency response plan
- Set up fans and/or misting stations to provide localized cooling

Neighborhoods/cities:

- Create an urban forest management plan to identify, protect, and expand urban tree cover
- Include incentives or requirements for green infrastructure and shade provision in zoning code updates or landscape ordinances
- Develop occupational safety guidelines and/or requirements for workers exposed to higher temperatures (e.g., construction workers, workers in industrial buildings lacking air conditioning)
- Identify socially vulnerable populations (such as households with young children, older adults, lower incomes, or individuals with pre-existing medical conditions) and conduct additional outreach and education activities on heat resilience
- Support development of social infrastructure, including parks and open spaces

ADDITIONAL RESOURCES

- *Scorched: Extreme Heat and Real Estate (ULI)*
- *Developing Resilience Toolkit: Protecting Buildings and Sites (ULI)*

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ROUNDTABLE DISCUSSIONS

TOPIC: Next-generation Flood Infrastructure

SUMMARY:

Urban flooding is already a significant risk for many cities, driven by high levels of impervious surfaces that prevent water from being absorbed naturally into the ground, and by aging drainage and stormwater infrastructure that struggles to manage increasing volumes of runoff.

Climate change is intensifying this threat—bringing more frequent and intense rainfall events and accelerating sea level rise, which in turn reduces the ability of gravity-based drainage systems to function effectively. These chronic stressors are compounded by acute events such as coastal storms, which can push floodwaters deeper into urban areas.

The impacts are especially severe in coastal cities, where the confluence of sea level rise, aging infrastructure, dense development, limited green space, and concentrations of socially vulnerable populations—such as low-income households, individuals with mobility or health challenges, and socially isolated residents—creates a complex and deeply inequitable risk landscape.

The consequences of urban flooding are wide-ranging: immediate threats to life and health, extensive property damage, disruptions to transportation networks and supply chains, and long-term social and economic impacts. However, there are opportunities to reshape the urban environment in response. Through thoughtful modifications to urban design, architecture, and infrastructure, cities can better protect at-risk populations and properties, while also enhancing the functionality, beauty, and inclusivity of public spaces and the built environment.

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FINANCIAL/ASSET-LEVEL IMPLICATIONS:

- Increased costs for flood damage repair and insurance premiums
- Reduced property values in flood-prone areas
- Increased infrastructure maintenance and replacement costs due to flood damage
- Economic losses from business interruptions

- Increased healthcare and productivity costs for flood-affected populations, reflecting both mental and physical stressors

EXAMPLE ACTIONS:

Building and site design:

- Prioritize sites with lower current and future flood risk during site selection and due diligence
- Elevate critical infrastructure and equipment (e.g., HVAC systems, electrical panels, generators) above anticipated flood levels.
- Use flood-resistant building materials, especially on lower floors (e.g., concrete, stone, masonry)
- Incorporate wet floodproofing measures (e.g., flood vents) or dry floodproofing measures (e.g., water-resistant barriers and sealants) where appropriate. Note that dry floodproofing is only recommended for non-residential buildings or floors
- Consider dry flood proofing and/or larger, permanent flood protection measures (e.g., levees, berms, floodwalls) depending on the use and location of the space. These larger features can be integrated in site design as access features (e.g., ramps or stairs) or amenities (patios for seating)
- Incorporate green infrastructure, such as green roofs, rain gardens and permeable pavements, to manage stormwater while enhancing landscape design

Building and site operations:

- Create a flood emergency preparedness plan, including evacuation measures, communication strategies and protocols. Consider smart building technology, such as sensors and real-time flood monitoring to trigger alerts or building-wide responses.
- Install backflow preventers to manage water ingress, and consider sump pumps in basements.
- Regularly inspect and maintain drainage systems
- Consider deployable flood protection systems
- Diversify power sources with backup generators, and, where possible, solar + storage systems to maintain continuing during outages.

Neighborhoods/cities:

- Understand stormwater and flood risk; work to implement comprehensive urban stormwater management plans

- Enhance urban green spaces to improve stormwater management by improving soils for water retention, restoring pre-development hydrology patterns, or otherwise exploring ecosystem restoration
- Create flood defense systems like floodable parks, levees, or living shorelines that double as urban open space, and consider where grey infrastructure (e.g., sea walls or flood gates) may be necessary. Couple with interior drainage measures as needed.
- Update zoning codes to include flood resilience measures, such as allowing additional height for buildings that must be elevated, adjusting requirements for placement of mechanical equipment, or redirecting development away from flood-prone areas
- Conduct community outreach and education on flood preparedness
- Provide financial or non-financial incentives for flood-resilient construction, such as expedited permitting or tax abatements

ADDITIONAL RESOURCES

- *Surge: Coastal Resilience and Real Estate (ULI)*
- *Developing Resilience Toolkit: Protecting Buildings and Sites (ULI)*
- *Cloudburst Infrastructure Workshop for New York City Housing Authority (ULI)*
- *Nantucket Coastal Resilience Plan (Arcadis)*
- *A Resident's Guide to a Flood Ready Home (Arcadis)*

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ROUNDTABLE DISCUSSIONS

TOPIC: Infrastructure Planning and Federal Policy

SUMMARY:

On March 19, 2025, President Donald J. Trump issued the Executive Order "Achieving Efficiency Through State and Local Preparedness," marking a pivotal change in national infrastructure policy. Moving away from the "all-hazards" approach, the order introduces a risk-informed resilience strategy. With the creation of a National Resilience Strategy and a National Risk Register, the emphasis is now on empowering state and local governments to address infrastructure risks with federal support.

This roundtable discussion will explore how the real estate, design, and urban development sectors are adapting to this policy shift. Participants will consider how resilience priorities will shape future investments, infrastructure design, and collaboration between public and private sectors. The conversation will address how resilience priorities are influencing capital investments, infrastructure design standards, and the selection of data sources and technologies. Attendees will also discuss the evolving role of developers, architects, engineers, and urban planners in incorporating risk data into project planning and decision-making.

DISCUSSION QUESTIONS:

1. How will a federal shift to a risk-informed resilience strategy influencing decision-making in real estate investment, development planning, and infrastructure projects?
2. What opportunities and challenges will state and local governments face as they assume a more prominent role in resilience planning and implementation?
3. How can the development of a National Risk Register inform the private sector's investment and development decisions?
4. In what ways should architects, engineers, and developers adjust their approaches to integrate risk-informed resilience into their projects?
5. How can financing models, insurance markets, and public-private partnerships be leveraged to drive investments in resilient infrastructure?
6. How can real estate and development professionals ensure resilience investments benefit all communities, particularly those most vulnerable to infrastructure risks?

Commented [LB1]: @August Williams-Eynon could you please double check with Sean that this is still the most up to date language / reference? Things are moving quickly and I want to stay as up to date as possible

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ADDITIONAL RESOURCES

- ULI Curtis Infrastructure Initiative
- *Surge: Coastal Resilience and Real Estate (ULI)*
- *Enhancing Resilience through Neighborhood-Scale Strategies (ULI)*

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ROUNDTABLE DISCUSSIONS

TOPIC: Designing for Resilience and Health

SUMMARY:

Americans spend, on average, 90% of their time inside buildings. Real estate professionals can make strategic investments that address climate change impacts and health together - and tackling one often has co-benefits for the other. By capitalizing on the health co-benefits of planned investments in resilience, real estate professionals can achieve cost savings while enhancing building value and occupant experience.

FINANCIAL/ASSET-LEVEL IMPLICATIONS:

Assets that link health and resilience efforts can:

- Improve tenant or employee retention and business continuity
- Increase employee productivity
- Lower occupant health costs
- Generate additional operating cost savings, shorter payback periods, and increased asset value

EXAMPLE ACTIONS:

Building and site design:

- Select sites that have low exposure to hazards and avoid locating buildings near polluting sites that could increase exposure to pollutants should a disaster occur
- Implement green stormwater infrastructure that can reduce flooding – that can lead to mold – and provide biophilic benefits
- Minimize parking to encourage active transportation and reduce impermeable surfaces that can enhance flood risk
- Specify healthy materials that can better withstand natural disasters, are nonflammable, and are mold resistant
- Protect indoor air quality from wildfire smoke and air-borne disease with high-performance air filters (such as MERV 13)
- Create a high-performance building envelope and install shading structures to reduce the health consequences of extreme heat

Building and site operations:

- Ensure ventilation and HVAC systems are well maintained and functional.
- Install gauges to indicate when air filters need replacing
- Install IAQ monitors to track airborne particles and chemicals

- Adjust working or school hours to minimize occupant exposure to extreme heat

ADDITIONAL RESOURCES

- *Building Healthy Places Toolkit (ULI)*
- *Developing Resilience Toolkit: Protecting Buildings and Sites (ULI)*
- *Firebreak: Wildfire Resilience Strategies for Real Estate (ULI)*
- *Greening Buildings for Healthier People (ULI)*
- *The Materials Movement: Creating Value with Better Buildng Materials (ULI)*
- *Resilience Design Toolkit (HKS & AIA)*
- *Scorched: Extreme Heat and Real Estate (ULI)*
- *Strategies for Improving Indoor Air Quality (ULI) - Coming soon!*

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ROUNDTABLE DISCUSSIONS

TOPIC: Scenario Planning for Portfolios and Communities

SUMMARY:

Scenario planning is a critical tool for managing physical risks in real estate portfolios and public sector resilience planning processes, allowing firms and local governments to anticipate and prepare for current and future hazards and their impacts. Scenario planning involves the development of plausible future scenarios, often involving a variety of future climate and other projections. By envisioning a set of likely outcomes, stakeholders can evaluate the resilience of their portfolios and communities under an array of conditions and develop appropriate resilience strategies.

FINANCIAL IMPLICATIONS:

- Proactive risk management: scenario planning enables identification and assessment of potential physical risks before they materialize, reducing disruption and damage from future events.
- Enhanced decision-making: scenario planning informs strategic capital investments and operational measures to support resilience and helps maximize cost-benefit analysis of selected resilience strategies through early action.

COMPONENTS OF SCENARIO PLANNING:

- **Understand hazards and exposure:** using current and future hazard information and climate projections, identify the type, intensity, and frequency of physical risks relevant to specific real estate portfolios or communities, such as extreme weather events, flooding, and seismic activity.
- **Assess vulnerability and risk:** using data about buildings, developments, or communities, create detailed scenarios that describe potential risk events and their impacts on physical assets, populations, organizations, neighborhoods, or other subjects of interest and assessing the consequences of each scenario.

For example, for real estate assets, determine impacts on property damages, functionality, resumption of operations post-event, or increases to insurance costs.

- **Investigate risk reduction strategies:** using the results of these scenarios, determine which strategies may be available to mitigate identified impacts.
- **Prioritize and plan implementation:** select resilience strategies to move ahead with based on organizational priorities, such as return on investment, criticality of operations, or others, and formulate an action plan for how these strategies will be put in place.
- **Implement and refine:** Carry out the action plan, monitor effectiveness, and adjust as necessary.

Be sure to integrate all relevant stakeholders (e.g., investors, property managers, tenants; other government departments; academic research teams; community organizations) into scenario planning to support inclusion, accurate data collection, and adoption of plans and practices.

ADDITIONAL RESOURCES

- *Developing Resilience Toolkit: Protecting Buildings and Sites (ULI)*
- *How to Choose, Use, and Better Understand Climate-Risk Analytics (ULI)*

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ROUNDTABLE DISCUSSIONS

TOPIC: Social Resilience and Resilience Hubs

SUMMARY:

Social isolation is a major risk amplifier that can exacerbate the impacts of climate change on vulnerable groups and households. Lack of social connections can contribute to underlying community stresses year-round, and can lead to heightened health risks during hazard events. Impacts are most severely felt in areas where the built environment may hinder social interaction, for example through lack of walkable environments or gathering places. Enhancing social infrastructure is essential to improving real estate value while supporting urban resilience and livability.

FINANCIAL/ASSET-LEVEL IMPLICATIONS:

Developments and neighborhoods lacking social infrastructure may experience:

- Reduced vibrancy and foot traffic
- Lower sales and rental premiums
- Hampered talent attraction
- Higher community stress and market instability
- Increased public healthcare costs due to mental and physical health issues related to social isolation, and higher emergency response costs due to lack of social networks for support during physical hazard events

EXAMPLE ACTIONS:

Building and site design:

- Conduct deep, meaningful stakeholder engagement during the design phase to ensure developments include features that meet community needs for interaction
- Prioritize creation of communal areas such as courtyards, rooftops, pocket parks, or plazas with seating early in the design phase
- Incorporate flexible community spaces that can be used for social events and gatherings by residents or local organizations

Building and site operations:

- Create community engagement plans to encourage social interaction among residents
- Organize regular social events and activities within buildings and developments

- Ensure communal spaces in buildings and developments are maintained as safe, accessible, and welcoming for users to gather and interact

Neighborhoods/cities:

- Promote mixed-use zoning policies that encourage a diverse blend of residential, commercial, and recreational spaces within neighborhoods
- Develop complete streets policies that promote a pedestrian-friendly public realm through high-quality sidewalks and streetscapes
- Support the creation of community centers and resilience hubs that offer services and activities that reduce isolation and other underlying stresses such as poverty, unemployment, or lack of affordable housing
- Activate existing public open spaces with programming and social events, including support for small local businesses
- Develop programs that support outreach to potentially isolated populations, such as the elderly, individuals living alone, or individuals with chronic illnesses to ensure they have support networks before, during, and after physical hazard events

ADDITIONAL RESOURCES

- *Social Spaces, Resilient Communities: Social Infrastructure as a Climate Strategy for Real Estate (ULI)*
- *Building Resilience Ecosystems: A Model for Delivering Climate Resilience to All Communities* (ULI)
- Urban Sustainability Directors Network Resources on Resilience Hubs

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ROUNDTABLE DISCUSSIONS

TOPIC: Managing Water Scarcity

SUMMARY:

Drought and water scarcity already impact large regions of the globe and will be exacerbated by climate change, affecting ecosystem health, urban livability, development potential, and building management. These conditions lead to reduced water availability and quality, increased risks from wildfires, increased costs for water supply, and heightened competition for water resources. Effective management strategies are essential to safeguard water supplies, enhance resilience, and ensure long-term community and market sustainability.

FINANCIAL/ASSET-LEVEL IMPLICATIONS:

- Rising costs for water sourcing and treatment
- Impacts on development potential in areas with heightened water scarcity
- Increased costs due to waterborne diseases and compromised hygiene
- Increased damages from wildfires in drought-prone areas

EXAMPLE ACTIONS:

Building and site design:

- Select development sites in previously developed areas to take advantage of existing utilities and water infrastructure
- Design buildings with low-flow plumbing fixtures and water-efficient appliances and systems
- Integrate xeriscaping into landscapes, including native, drought-tolerant plants and water-efficient irrigation systems
- Install rainwater harvesting and/or water reuse systems
- Use permeable paving materials to enhance groundwater recharge
- Install smart water meters to quickly identify leaks and submeters for individual units or uses to charge according to water use

Building and site operations:

- Develop a water management plan to reduce water demand
- Increase the water efficiency of fixtures, equipment, systems, and processes
- Monitor and repair leaks promptly to prevent water waste
- Manage on-site water reuse processes

- Educate occupants about water efficiency to encourage water-saving behaviors

Neighborhoods/cities:

- Incorporate water conservation measures into zoning, building, and landscaping codes, such as by prioritizing compact development and protecting watersheds and sensitive ecological areas; requiring water adequacy for new development; using water conservation standards during development review; and integrating indoor and outdoor water efficiency measures into building and landscape codes
- Develop incentives for water-smart development, such as reduced development charges like tap fees, density bonuses, expedited permitting, and rebates for efficient appliances and fixtures
- Expand green infrastructure to improve water infiltration and reduce runoff
- Employ conservation-oriented water rate structures, reducing the price per unit of water for lower water use
- Conduct free water audits to help reduce water demand
- Promote community awareness and education on water conservation practices
- Prioritize water loss control and consider regional water reuse systems

ADDITIONAL RESOURCES

- ULI's Water Wise Development Coalition
- *Water Wise: Strategies for Drought-Resilient Development (ULI)*
- *Developing Resilience Toolkit: Protecting Buildings and Sites (ULI)*

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ROUNDTABLE DISCUSSIONS

TOPIC: Wildfire, disaster recovery, and housing

SUMMARY:

The intersection of the housing and climate crises is a critical challenge for resilience discussions to address. As physical climate risks and the demand for housing increase, real estate actors, planners, and local governments will need to balance the need for preserving existing and increasing new housing supply with the equally vital goals of ensuring new housing is designed to withstand physical climate risks and concentrated in lower-risk areas, to avoid cycles of repetitive loss and rebuilding.

FINANCIAL/ASSET-LEVEL IMPLICATIONS:

Climate resilient housing can:

- Decrease costs for repairs, maintenance, and disruption
- Increase availability of insurance
- Preserve or enhance property values and sale prices/rental premiums
- Preserve or improve access to development capital
- Achieve faster lease-up or sale

EXAMPLE ACTIONS:

Develop policy for expanding housing supply safely:

- Implementing zoning or other land use planning measures that encourage development of housing in areas of lower risk and discourage development in riskier areas. For example, consider a transfer of development rights program focusing on concentrating housing on high ground.
- Provide incentives, such as density bonuses, for developers to build lower-cost housing with resilience features, where appropriate.
- Update building and/or energy codes to include relevant climate resilience measures or building standards.
- Consider exploring managed relocation programs to support residents of the riskiest properties in moving out of harm's way.
- Identify infrastructure, open space, or other investments that could protect locations with high housing density.

- Create a comprehensive housing recovery plan in case of major disaster and coordinate resources among relevant departments

Selecting safer sites for development:

- Conduct risk assessments during due diligence to flag high-risk sites worth avoiding and prioritize areas with lower/mitigatable risk.

Building and site design:

- Reduce wildfire risk through use of ignition-resistant cladding, creation of defensible space, dual-pane tempered windows, and ember-resistant vents, eaves, and gutters

ADDITIONAL RESOURCES

- *Maui Housing Initiative (HomeAid Hawaii)*
- *Project Recovery: Rebuilding Los Angeles after the January 2025 Wildfires (ULI)*
- *Firebreak: Wildfire and Real Estate (ULI)*
- *Developing Resilience Toolkit: Protecting Buildings and Sites (ULI)*
- *CRE's Guide to Natural Hazards and Property Insurance Underwriting* (ULI)
- *Reshaping the City: Zoning for a More Equitable, Resilient, and Sustainable Future (ULI)*

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ROUNDTABLE DISCUSSIONS

TOPIC: Climate Risk Management in Commercial Real Estate

SUMMARY:

The Resiliency Company is partnering with Ryan Companies, the Urban Land Institute (ULI), and Jones Lang LaSalle (JLL) to develop a Climate Risk Management Playbook (CRMP) to address climate-related risks in commercial real estate development to be unveiled during New York Climate Week. This project will result in a first-of-its-kind playbook to provide designers, contractors, and developers practical solutions to address climate-related risks in the development of commercial real estate. Informed by industry leaders (owners, investors, designers, constructors, and insurers), the playbook will provide a partnership-based process to align stakeholders on:

- **Project-Specific Climate Risks:** Identifying vulnerabilities of new construction projects to climate change impacts that can create insurance risk.
- **Risk Mitigation Strategies:** Implementing design and construction strategies that enhance resilience and reduce financial risks.
- **Risk Management Approach:** Optimizing the balance between risk mitigation, insurance coverage, and premiums.

By fostering collaboration and transparency, this project aims to:

- **Increase the resilience of commercial real estate development** and lower overall climate risks to construction projects and new commercial real estate properties.
- **Promote improved climate risk management and collaboration** in design, construction and property insurance, facilitating alignment between insurers and the insured.
- **Increase understanding and transparency** regarding climate risks to construction projects and new commercial real estate properties.

ROUNDTABLE OBJECTIVES:

The goal of this roundtable will be to engage stakeholders on specific topics that are germane to the Playbook and advance the state of practice of managing physical climate-related risks in commercial real estate development.

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DISCUSSION QUESTIONS:

- How do climate risk assessments impact your typical project approach?
- What needs to be done to make the integration of risk reduction solutions into underwriting practices more seamless and standardized?
- How deferential are developers, designers, and builders to prevailing building codes for addressing climate resilience? Is climate resilience considered beyond what is required for code compliance? If not, what would you recommend be done to update building codes to improve resilience to climate risks?
- Given your perspectives and understanding about climate-related risks in commercial real estate development projects, what is the most important thing you want to see addressed in the CRMP?

ADDITIONAL RESOURCES

- *Developing Resilience Toolkit: Protecting Buildings and Sites (ULI)*
- *Insurance on the Rise: Climate Risk, Property Insurance, and Real Estate Investment Decisions* (ULI)
- *CRE's Guide to Natural Hazards and Property Insurance Underwriting* (ULI)

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ROUNDTABLE DISCUSSIONS

TOPIC: Intersections between Decarbonization and Resilience Strategies for the Built Environment

SUMMARY:

Decarbonization and physical climate resilience, two sides of the same coin for built environment professionals working to mitigate and adapt to climate change, can be addressed simultaneously when developing plans for development and operations of buildings, neighborhoods, and cities. By integrating decarbonization and resilience objectives and strategies in design, planning, and finance, real estate and the public sector can identify synergies and cost savings to deliver co-benefits to operational expenses and enhance building value.

FINANCIAL/ASSET-LEVEL IMPLICATIONS:

Assets, portfolios, and communities that link decarbonization and resilience efforts can:

- Reduce operational costs and improve returns on investment
- Boost net operating income and property values through more comprehensive sustainability performance
- Access better financing terms and a wider range of financial vehicles for investments
- Create efficiencies in design and operations
- Ensure decarbonization investments can withstand extreme weather and that resilience investments support carbon reduction efforts
- Identify nature-based solutions that support both decarbonization and resilience at lower costs

EXAMPLE ACTIONS:

Building and site design:

- Conduct life-cycle analysis early in design to optimize embodied and operational carbon impacts of resilience measures
- Design high-performance building envelopes that are well-insulated and airtight, as well as hazard resistant as necessary, to better preserve comfortable indoor temperatures during extreme heat and cold while using less energy and reducing damage from extreme events
- Specify durable, low-carbon versions of key materials for resilience features, such as low-carbon concrete or recycled steel for flood barriers, or heat-absorbing, flood/fire/wind-resistant materials such as adobe or stone
- Ensure renewable energy installations, such as rooftop solar panels, are designed to withstand high winds, hail/debris impacts, and snow loads
- Incorporate passive measures for heating and cooling wherever possible (i.e., design strategies that use no energy, such as through passive solar design)

Building and site operations:

- Utilize electric equipment to maintain site green infrastructure
- Adjust HVAC set points for higher temperatures to reduce grid strain and brownouts/blackouts on extremely hot days
- Switch to efficient irrigation systems for landscaping to reduce both water withdrawals and energy use/carbon emissions by water utilities
- Consider allowing plants to grow below solar panels, such as on mixed green/solar roofs, to cool the panels and improve efficiency while absorbing heat and stormwater
- Conduct enhanced tree canopy monitoring to ensure ongoing tree health despite changing conditions, allowing trees to continue reducing heat and absorbing carbon

Neighborhoods/cities:

- Expand and enhance green infrastructure wherever possible to maximize co-benefits and reduce costs (e.g., increasing community green space and tree canopy to reduce urban heat, manage stormwater runoff and recharge groundwater, and sequester carbon)
- Support creation of local renewable microgrids that can provide more resilient, lower-carbon energy
- Optimize new street network layouts for natural ventilation and cooling, lower wind speeds, and/or use of roads as firebreaks, while shortening routes for emergency access
- Expand resilience hubs in trusted locations; hubs can host renewable energy installations while providing services year-round to improve social resilience

ADDITIONAL RESOURCES

- *Developing Resilience Toolkit: Protecting Buildings and Sites (ULI)*
- *CRE's Guide to Natural Hazards and Property Insurance Underwriting* (ULI)
- *Resilient Retrofits: Climate Upgrades for Existing Buildings (ULI)*
- *The Carbon Sweet Spot: Design Tradeoffs for Embodied and Operational Carbon in New Buildings (ULI)*
- *Nature Positive and Net Zero: The Ecology of Real Estate (ULI)*

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