



FY25 Impact Report

ULI Randall Lewis Center for Sustainability in Real Estate



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Cover photos: (top) NYC TAP: Decarbonizing NYC Co-Ops panelists and partners on tour at Penn South Co-Op (Rachel Rosner); (left to right) Greenprint member hike during Spring Meeting in Denver (Lindsay Brugger); Monon Boulevard, Carmel, Indiana (Hadley Fruits, Rundell Ernstberger Associates); 2025 Resilience Summit attendees (Sunshine Lump at Silver Sparrow Photography)

I. SUMMARY

The **ULI Randall Lewis Center for Sustainability in Real Estate** shapes sustainability, resilience, and health across the built environment. In FY25, the Center focused on equipping members with actionable insights, cultivating collaboration, and driving sustainable practices and innovation to address some of real estate's most pressing challenges.

From accelerating decarbonization and improving climate readiness to fostering healthy places, the Center's work demonstrates its commitment and progress towards its vision of a more sustainable future—one where every person, business, and community can thrive.



Driving Sustainability Innovation and Practice

- Equipped members to stay ahead of the curve and issue spot with resources like the *Global Sustainability Outlook* and information on the emerging topic of refrigerant emissions.
- Helped members navigate the green energy transition with resources to align owners and tenants on renewable energy, and convenings that strengthen collaboration between utilities and real estate.



Managing Resilience and Recovery

- Delivered resources—including the Heitman-funded *Insurance on the Rise* report and an interactive search/reference tool on insurance underwriting—to aid members in insurance decision-making.
- Supported post-Marshall Fire recovery through an Advisory Services panel, as part of the Resilient Land Use Cohort program, which led to the development of an affordable housing project for seniors, expanded mental health programs, and new community preparedness initiatives.

By the Numbers

- 5 Center cohorts engaged 535+ leaders
- 27 grants to 23 district and national councils totaling \$295,000
- 34 sessions ULI major meetings with a total of 3,700 attendees
- 61 publications with a total of 40,800+ views
- 230 events on sustainability topics with 18,000 people engaged



Decarbonizing Buildings and Communities

- Partnered with stakeholders to develop more useful analytical tools to model decarbonization pathways, enabling building owners to more accurately track progress of energy and greenhouse gas reduction goals.
- Created tools for members and the industry that articulate the business case for adaptive reuse and save time tracking policy regulations across diverse portfolios.
- Led environmental performance benchmarking, action, and value creation for Greenprint member companies, and facilitated cross-sector collaboration to drive low-carbon steel adoption in China.



Fostering Healthy and Thriving Places

- Catalyzed decarbonization across cities globally through the Net Zero Imperative, and featured resilience hubs as a strategy for improving climate readiness.
- Developed a guide to real estate development to help community members and public officials effectively engage in real estate development processes.
- Elevated active mobility and transportation as a key opportunity and imperative for real estate.

II. INTRODUCTION AND PROGRAM HIGHLIGHTS

Introduction

Sustainability at the Urban Land Institute (ULI) spans nearly two decades, beginning with the Climate, Land Use, and Energy (CLUE) program established in 2007. The ULI Randall Lewis Center for Sustainability in Real Estate, founded in 2021, continues this work by driving impact across the ULI member networks and beyond. ([See appendix for Center Timeline.](#))

The Center envisions a net zero, resilient, healthy, and inclusive world where every person, community, and business thrives. To achieve this vision, the Center accelerates action for sustainability in real estate and cities by cultivating leadership and knowledge, advancing adoption of sustainability practices across the real estate value chain, helping solve land use and real estate challenges, and advancing policy solutions.

The Center works closely with ULI members and partners to produce publications on cutting-edge issues, host convenings at the local, national, and global levels, provide technical assistance to communities and real estate professionals alike, and lead peer and leadership and networks within and across sectors.

This annual report features the key areas of impact made possible through Center strategies and programming in FY25, along with highlights and metrics from across the Center.



Vision

Working toward a net zero, resilient, healthy, and inclusive world where every person, community, and business thrives



Purpose

Accelerating action for sustainability in real estate and cities



Goals

Cultivate leadership and knowledge for sustainability

Advance the adoption of sustainability practices across the real estate chain

Help communities solve sustainability challenges in land use and real estate

Advance policy solutions and best practices for sustainability



Programs

Decarbonization
Urban Resilience
Healthy Places
ULI Greenprint



Actions

Convenings and Events
Technical Assistance
Publications
Leadership Networks

Program Highlights

The Center’s main programs—Urban Resilience, Healthy Places, Decarbonization, and ULI Greenprint—catalyze change and action across the real estate industry.

Urban Resilience

The [Urban Resilience program](#) ensures buildings, cities, and communities are better prepared for the impacts of climate change by helping communities solve resilience challenges, translating climate science into real estate action and catalyzing policy innovation.

Highlight: [ULI Resilience Summit](#)

Now in its sixth year, ULI’s flagship climate adaptation event—the Resilience Summit—helped prepare hundreds of leaders from the real estate and resilience sectors by sharing cutting-edge strategies for safeguarding cities and investment portfolios amid escalating climate risks.



A session at the 2025 Resilience Summit in Denver. (Sunshine Lump at Silver Sparrow Photography)

Decarbonization

The [Decarbonization program](#) accelerates progress toward net zero by equipping members and the real estate industry with the resources, insights, and collaboration needed to drive low-carbon operational and embodied carbon solutions.

Highlight: [ULI Net Zero Imperative \(NZI\)](#)

The multiyear initiative to accelerate decarbonization in the built environment catalyzed local action through 20 local district council and national council projects—the fourth cohort of 10 participating councils this year was the largest to date.



NYC TAP: Decarbonizing NYC Co-Ops panelists and partners on tour at Penn South Co-Op. (Bottomley Photography)



Brian Levitt, NAVA Real Estate Development, Rachel MacCleery, Randall Lewis Center, and Joanna Frank, Center for Active Design—presenting about their experiences with the *Building Healthy Places Toolkit* at the Sustainability Forum. (Rachel MacCleery)

Healthy Places

The [Healthy Places program](#) advances health and social equity in real estate practice, helping communities and cities by leveraging ULI global networks to shape projects and inclusive places that improve health, while also delivering lasting value.

Highlight: [Building Healthy Places Toolkit](#)

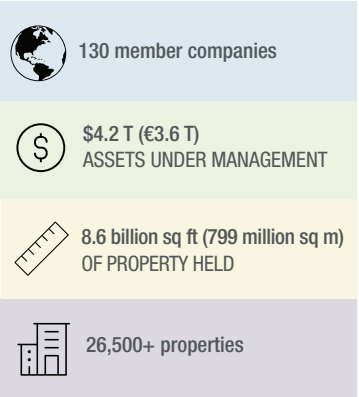
Ten years after its release, the *Building Healthy Places Toolkit* and its [interactive website](#) remain a vital resource for creating healthier communities. As it enters its second decade, new resources—focused on noise mitigation, social connection, and indoor air quality—were debuted at the Lewis Center’s Sustainability Forum prior to the Spring Meeting.

ULI Greenprint

The [Greenprint program](#) is a worldwide alliance of sustainability professionals from more than 130 leading real estate owner, developer, and investor firms that are accelerating progress on decarbonization by sharing best practices, benchmarking performance, and building tools that address collective barriers to decarbonization.

Highlight: Greenprint Members Lead the Charge on Decarbonization

From 2023–2024, ULI Greenprint members reduced their year-over-year, like-for-like emissions by 6.8 percent across nearly 12,000 assets globally. In 2024, Greenprint members also reported producing almost 500,000 MWh of renewable energy onsite, which was nearly three times the production from the previous year.



III. AN IMPACTFUL YEAR

Driving Sustainability Innovation and Practice

Helping Members Stay Ahead of the Curve on Sustainability

In a year of much uncertainty, the ability to understand the shifting context and landscape has never been more essential. Navigating global changes and disruptions—whether economic, environmental, technological, or social—requires a forward-looking mindset and information. The Center spots critical and emerging issues to help position members for success.

Tracking Sustainability Trends

The much-anticipated annual study, the Global Sustainability Outlook, explores rising sustainability issues—why they matter and how the industry should respond. Drawing on member insights, ULI identified five priorities shaping real estate decisions in 2025:

- Simplifying goals and prioritizing decarbonization;
- Emphasizing the impact of building materials;
- Focusing on occupiers—demand, health, and well-being;
- Sourcing and storing green power; and
- Investing in resilience.

ULI Global Sustainability Outlook for 2025: Top Five Issues to Watch

By Lucy Scott, Shreeya Madhu and Kara Kokernak
January 23, 2025



“ I will use information discussed to help in my research for sustainable material alternatives for my company. ”

— WEBINAR SURVEY RESPONSE

The [Urban Land article](#) attracted over **3,700 views**, signaling strong industry interest. The accompanying webinar drew 130 participants, underscoring a growing demand for insights into the implications and next steps.

Managing Refrigerant Emissions

Refrigerant emissions, which can be hundreds to thousands of times more potent than carbon emissions in terms of their global warming potential, are an emerging priority for building owners and operators. Real estate relies on refrigerants for HVAC equipment, and improperly handled or aging systems can result in leaks. As the industry faces new regulations on these emissions, the Center is building member capacity to address the issue.

Examples include the following:

- ULI’s annual [State of Green: ULI Greenprint Performance Report, Volume 15](#) collected voluntary refrigerant data, signaling a growing industry commitment to transparency and reduction of refrigerant-related emissions.
- Greenprint engaged a new Innovation Partner, effecterra, to deliver timely, expert insights to real estate members about refrigerant emissions and refrigerant management plans. effecterra also led a short session on refrigerants at ULI’s 2025 Spring Meeting and is currently working alongside ULI to draft an [Urban Land Online](#) article on the topic.

“ I am always looking for ways to integrate community into larger redevelopment projects, and this program gave me some good ideas about how to get community motivated and involved. ”

— WEBINAR SURVEY RESPONSE

Facilitating the Green Energy Transition

Through targeted research, proven strategies, practical primers, and convenings that connect stakeholders across sectors, the Center is working to advance the energy transition by uplifting strategies for grid interactive buildings, supporting the path to net zero, and scaling green power procurement.

Driving Owner/Tenant Collaboration on Decarbonization

Owner/tenant collaboration is essential for decarbonization, but alignment can be challenging to achieve. To help illuminate how owners and tenants can work together to drive progress in whole-building decarbonization, the Center has created a multiyear primer series, [Working toward Net Zero: Tenant Engagement Best Practices and Examples](#).

The final primer in the series focuses on owner/tenant collaboration for renewable energy. The best practices emphasize the importance of owner-tenant alignment around goals and demonstrate how to leverage shared incentives and ensure regulatory compliance for both parties.

The full list of primers in the series:

- [*Harnessing Renewable Energy to Achieve Net Zero*](#)
- [*Taking Green Leases to Net Zero*](#)
- [*Sharing Data to Achieve Net Zero*](#)
- [*Fitting Out Spaces for Net Zero*](#)
- [*Behavior Change to Achieve Net Zero*](#)



“ This is a fantastic resource from ULI! The series brilliantly outlines the collaborative approach needed to truly drive net zero building carbon emissions. Focusing on tenant and owner engagement . . . is absolutely key. These insights will be invaluable for anyone looking to create more sustainable and impactful real estate portfolios. Exciting to see this practical guidance being shared! ”

– CALVIN CHAN, HONG KONG

Aligning Utilities and Real Estate

Alignment between real estate and utilities is a critical piece of the transition to low-carbon real estate, but there are multiple barriers to connecting them. To explore how to bring the sectors together, the Center has hosted a series of utility and real estate convenings.

The first convening, hosted in Denver in 2023, underscored the critical role of utility-sourced green power. Building on that momentum, a second convening—held in concert with the Information Management Network’s ESG and Decarbonizing Real Estate Conference in Nashville—set the stage for enhanced collaboration and action in the areas of renewable energy, battery storage, and other opportunities.

Nashville participants included Greenprint members such as Morgan Creek Ventures, Prologis, EQR, DWS, and KKR, local developers, and Colorado’s Xcel Energy.

Urban Land articles on the topic reached a total of **1,900 readers**:

- [“A New Paradigm for Smart and Connected Buildings to Address Utility Grid Stress and Drive Building Value”](#)
- [“Collaborating for a Greener Future: ULI’s Impact on Nashville’s Real Estate and Energy Sectors”](#)

“ It was helpful to hear how other companies and industries are mapping out their renewable energy plans, and the hurdles they’re running into. It sounds like a regional approach is best while we wait for utility grids to improve and utility companies to make good on their promises. There is still a lot to figure out, but it’s exciting to be part of a quickly evolving industry! ”

– ULI MEMBER



Nashville Utilities and Real Estate Green Power convening in Nashville, Tennessee. (ULI)

Managing Resilience and Recovery

Addressing Resilience Risks

Recent years have seen insurance costs rise due to factors including inflation, the increasing frequency and scale of natural disasters, reinsurance market liquidity issues, and regulatory constraints. Through focused research and convenings, members gain insights and strategies to reduce risk, secure coverage, and respond to resilience challenges.

Understanding Insurance Challenges

Since 2019, Heitman and ULI have explored the many ways climate risk is transforming real estate investment decision-making and offered guidance to the real estate industry for managing these risks. The 2024 report [*Insurance on the Rise: Climate Risk, Property Insurance, and Real Estate Investment Decisions*](#) helps investors identify creative coverage opportunities that also manage physical climate risk strategically for building portfolios that can attract affordable insurance policies and maintain profitability.

- The report reached nearly **3,000 readers**, with over **400 downloads**.
- The associated member-only webinar interested over **1,000 registrants**.
- The related *Urban Land* Online article, [*“10 Property Insurance Insights from Commercial Real Estate and Insurance Executives,”*](#) had **830 views** in just two weeks.

“ [The report] stands out as one of the more insightful pieces I’ve come across in a while on the insurance market. It was informative and concise—striking the perfect balance between depth and on-the-ground observations. ”

– HEITMAN CLIENT



Reports from ULI and Heitman from 2019 to the present.

“ One of the most insightful reports on the current state of [the] real estate insurance market! ”

– INSURANCE EXPERT

A related valued resource published this year was the [*CRE Guide to Natural Hazards and Property Insurance Underwriting*](#)—an interactive search and reference tool to help the real estate industry navigate increasing physical climate risk and rising insurance premiums by understanding risk-reduction strategies and their implications for property insurance policies. The tool has had **1,030 views** since its April 2025 release and the associated member-only webinar drew more than **400 registrants**.

Supporting Resilience and Recovery Efforts

The Center helps advance recovery and resilience efforts by offering technical assistance and programs that identify actionable solutions—benefiting communities, real estate, and the environment.

Advancing Colorado’s Wildfire Resilience and Recovery

Following the 2021 Marshall Fire, which devastated the Colorado towns of Superior and Louisville, ULI supported impacted communities. In 2023, an [Advisory Services panel](#) organized with ULI Colorado, provided recommendations on resilience in the wildland-urban interface, increasing housing affordability, and inclusive community engagement. Recent results of ULI supporting Colorado’s wildfire resilience and recovery were captured in the *Urban Land* Online article, [“ULI Support Advances Colorado’s Wildfire Recovery and Resilience Efforts.”](#)

Both communities were part of the second [Resilient Land Use Cohort](#) (RLUC), which brought together ULI member leaders and community stakeholders to identify strategies to be more resilient in the face of climate change and other vulnerabilities.

Leveraging the panel’s recommendations and with RLUC support, the Colorado cities were able to:

- Partner with a developer on affordable housing for fire-affected seniors;
- Pilot a nature and forest therapy program to support long-term recovery, mental health, and community healing;
- Support staffing for disaster response to strengthen local capacity, including a Recovery and Resilience Division to coordinate ongoing recovery efforts; and
- Launch a Disaster Education Series that increased community preparedness and engagement, leading residents of one neighborhood to become the first Firewise Community in Louisville.



Approximately 1,084 buildings, including residences, a hotel, and at least one shopping center, were destroyed by the Marshall Fire, with an additional 149 structures undergoing damage. (Gabe Shakour/Shutterstock)

These results serve as a model for communities affected by the aftermath of fire and other disasters. One former Town of Superior staff member continued to pay it forward by participating in ULI’s efforts to support the wildfire recovery process in Los Angeles, which includes a [solutions-driven roadmap](#) to accelerate wildfire recovery and strengthen long-term resilience for communities.

Decarbonizing Buildings and Communities

Advancing Building Decarbonization

Whether it's reimagining assets or adapting to meet decarbonization goals, the Center supports real estate professionals with the knowledge and partnerships they need to make a lasting impact.

Making the Business Case for Adaptive Reuse

Urban centers across the globe are dealing with aging building stock that is energy inefficient, underutilized, and at odds with net zero. Developers, cities, and community stakeholders are increasingly aware of the environmental and cultural costs of demolition, yet lack a clear, evidence-based framework for approaching adaptive reuse in a financially viable and scalable way.

[What's Old Is New: The Business Case for Adaptive Reuse](#) explores how developers can unlock both profit and purpose by leveraging the untapped potential of existing assets. Through three compelling case studies and supplemented by insights from global experts, the report makes a clear business case: transforming existing structures can drive strong long-term value, environmental sustainability, and positive community impacts.

The launch event at the [Kohn Pedersen Fox](#) (KPF) headquarters in New York City brought together 110 visionaries and those interested in learning about how yesterday's structures can become tomorrow's opportunities.

“ In addition to making money, reuse is often a labor of love. There is a special sense of pride, accomplishment, and often stewardship that comes from successfully renewing existing buildings.”

— LORI FERRISS, ULI LEWIS CENTER/KPF FELLOW



Attendees of the *What's Old Is New* report launch event. (KPF)

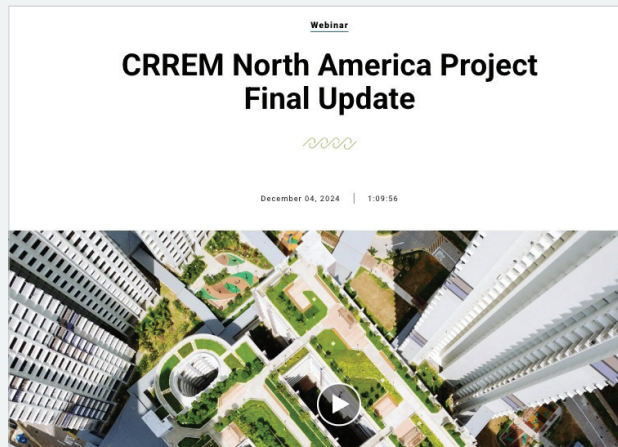
Developing Detailed Pathways for Decarbonization

Driven by member demand, ULI partnered with Lawrence Berkeley National Lab and Carbon Risk Real Estate Monitor (CRREM) to create more granular decarbonization curves for real estate owners in the United States and Canada. To inform the new pathways, the [CRREM North America Project](#) team hosted five working group sessions with hundreds of stakeholders to collect input and identify the best available data. The associated website has been viewed over **3,500** times with above-average industry engagement rates.

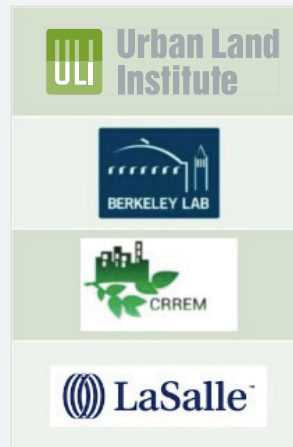
With enhancements such as additional asset classes, more granular geographic divisions, and new weighted emission factors, real estate owners can now more accurately track and report progress toward energy and greenhouse gas reduction goals.

“ The CRREM NA Project has dramatically improved the CRREM pathways through the increased geographical granularity and use of U.S. and Canadian data sources that more accurately depict the reality and nuances of those markets. We commend the project team’s effort to create CRREM pathways for 57 unique subregions across the U.S. that correspond to each unique combination of eGRID region and climate zone. ”

— CRREM NORTH AMERICA PROJECT PARTICIPANT



The December 4, 2024, CRREM webinar hosted 200 attendees.



CRREM North America Project team organizations.

ULI Greenprint in Asia Pacific Leads Initiative to Accelerate Low-Carbon Steel Adoption in China's Real Estate Sector

By Jimmy Zhang
November 26, 2024



The initiative is gaining traction, with 13 major developers, two leading contractors, and eight steel manufacturers signed on—representing 19 percent of global crude steel capacity. As highlighted in the *Urban Land* article [“ULI Greenprint in Asia Pacific Leads Initiative to Accelerate Low-Carbon Steel Adoption in China's Real Estate Sector,”](#) this work is a critical step toward cross-sector collaboration between buyers and producers of steel, helping to drive demand and advance embodied carbon reduction buildings.

China Steel Initiative

ULI Greenprint, in collaboration with the World Steel Association and the China Iron and Steel Association, launched the [China Low-Carbon Emissions Steel Initiative](#) to accelerate the adoption of low-carbon steel in the real estate sector. Through three roundtables, the initiative convened 90 developers, suppliers, and policymakers to share challenges and opportunities in scaling green steel procurement and production.

The initiative is gaining traction, with 13 major developers, two leading contractors, and eight steel manufacturers signed on—representing 19 percent of global crude steel capacity. As highlighted in the *Urban Land* article [“ULI Greenprint in Asia Pacific Leads Initiative to Accelerate Low-Carbon Steel Adoption in China's Real Estate Sector,”](#) this work is a critical step toward cross-sector collaboration between buyers and producers of steel, helping to drive demand and advance embodied carbon reduction buildings.

Navigating Real Estate Processes and Policies

From simplifying and making the development process more accessible to streamlining global green building compliance, the Center's resources help communities and real estate professionals navigate and engage in complex processes to meet their sustainable development goals.

Introducing the Development Process to Nondevelopers

Informed by ULI members and partners, [*Development for Nondevelopers*](#) provides an overview of essential information and a clear, accessible introduction to the real estate development process.

The report distills key development concepts and phases while providing practical guidance to help community members and public-sector leaders understand decision-making, trade-offs, and ways to meaningfully shape equitable, sustainable outcomes.

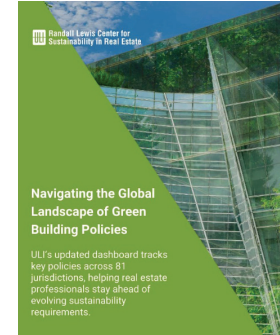
Within three months of its release, the report attracted nearly **3,400 views**, **1,250 downloads**, and strong social media engagement—reflecting broad cross-sector interest in how real estate works and how to engage more effectively in the development process. The resource is being integrated into other ULI programs, such as UrbanPlan and district council initiatives, including those in Boston/New England, Atlanta, and Philadelphia.



“ This new guide called *Development for Nondevelopers* . . . isn't a dense textbook or a jargon-filled manifesto. It's a clear, practical, and surprisingly engaging breakdown of how real estate development actually works. . . . If you've ever wanted to really understand how cities get built (or how they don't), this is required reading. ”

— ERIC MANUEL, DIRECTOR AT ARCH CAPITAL MANAGEMENT

Tracking Global Green Building Policies



The [Global Green Building Policy Dashboard](#) is a web-based tool that helps practitioners comply with the growing and complex landscape of green building regulations worldwide.

Developed in partnership with [ARUP](#), the dashboard consolidates and summarizes key regulatory requirements for 81 jurisdictions. Users can filter policies by location and regulatory category, including things like energy, water, waste, emissions, and EV charging.

ULI members have praised the dashboard for saving time in tracking regulations and enabling coordinated compliance across diverse portfolios. Driven by strong member interest, the dashboard launched its second iteration in FY25, attracting **1,270+ views**.

“ I've really appreciated the Global Green Building Policy Dashboard. I think this is a great initiative—something that uplevels the industry given most teams don't have the resources to each create this. ”

— GREENPRINT MEMBER

Lifting Up Resilience Hubs as Essential Infrastructure

Resilience hubs are a key strategy to reduce disaster impacts by building on local capacity to adapt to shocks and stresses of all kinds, climate or otherwise. Hubs can play an important role in real estate's path to resilience against climate change and are also a means to support equitable community resilience.

Expanding on the 2022 ULI report *[Social Spaces, Resilient Communities: Social Infrastructure as a Climate Strategy for Real Estate](#)*, ULI hosted a [2024 webinar focused on resilience hubs](#). The event ranked among ULI's top five webinars of the year, drawing **450 attendees** and generating **410 views** on Knowledge Finder—reflecting the importance of community-centered resilience strategies.

Responding to this growing interest, two ULI TAPs also explored resilience hubs since the 2022 ULI report was published:

- [Building Resilience Ecosystems](#): Hosted by ULI Los Angeles and the U.S. Green Building Council, this TAP built on the Boyle Heights Arts Conservatory Resilience Hub and proposed a network of hubs to support climate resilience.
- [Environmental Equity in Del Paso Heights](#): ULI Sacramento's TAP promoted leveraging land to develop a resilience hub for community members.



KCHR - Ko'olauloa Community Resilience Hub rendering, from ULI Webinar.

Enhancing Health Outcomes

The Center continues to elevate health as a pillar of sustainable and equitable development—offering actionable strategies, tools, and insights to improve health outcomes and build communities where people thrive.



Workshop participants at the Miami Underline. (ULI)

Promoting Sustainable and Active Mobility in Cities and CRE

In collaboration with [ModeScore](#) and ULI SE Florida/Caribbean, this Miami workshop convened leaders in real estate and sustainable transportation to identify and explore barriers and opportunities for real estate to leverage walking, biking, and transit infrastructure in existing buildings. Participants toured the Underline—a transformative 10-mile linear park beneath Miami's Metrorail that seamlessly integrates mobility and public space.

“ I am grateful to have been in the room with so many thoughtful minds pushing the boundaries of what is possible. ”

— PARTICIPANT SURVEY RESPONSE

Participant experiences and testimonials were overwhelmingly positive. All 35 survey respondents agreed or strongly agreed that the workshop deepened their knowledge, fostered valuable professional connections, and provided insights they plan to apply in their work and share with colleagues.

Building Global Connections

The [ULI Health Leaders Network](#) (HLN) organized its inaugural Global Study tour in the Netherlands, immersing 45 alumni and partners in a dynamic exploration of sustainability, active mobility, resilience, and inclusive development.

From bike-friendly infrastructure to climate-adaptive urban design, the tour revealed a wealth of innovative practices in Dutch cities that sparked fresh thinking and inspired actionable ideas for participants to take to their communities back home.

- Ninety-seven percent of post-tour survey respondents reported that they either deepened their knowledge or learned something new—and plan to apply those insights in their professional practice.
- An *Urban Land* Online article, [“Learning from Dutch Approaches to Healthy, Equitable Development,”](#) shared powerful takeaways.



ULI Health Leaders Alumni convening participants outside SAWA in Rotterdam, Netherlands. (Anh-Vy Pham)



ULI Health Leaders Alumni Ocean Luo (left) and Matthew Aliberti cycle through Utrecht's Leidsche Rijn neighborhood on a tour with the Dutch Cycling Embassy. (Anh-Vy Pham)

“ I’m already applying learnings by sharing the many ways in which I saw the practitioners we met challenge the status quo to improve sustainability and social impact in the built environment. Over the past two weeks, I have shared nonstop examples with the long-term recovery teams. The lessons learned were priceless and definitely shifted my perspective. My love for public health and the built environment has been renewed. ”

– ULI HEALTH LEADER TOUR PARTICIPANT

“ What an incredible experience. We’ve already had a meeting about our real estate portfolio and how we can start ‘rigorously greening’ it, and I’ve requested a meeting with our mayor to discuss ideas on how we can start shifting in small ways to a happier and healthier community. I took away policy approaches and on-the-ground physical design aspects that I will utilize with the staff at my office through thought leadership opportunities. ”

– ULI HEALTH LEADER TOUR PARTICIPANT

IV. ENGAGING MEMBERS, SHAPING THE INDUSTRY

The Center serves as a hub for resources, convenings, insights, and thought leadership—providing ULI members with the knowledge and connections needed to drive sustainability and shape the built environment. A closer look at the outcomes across the Center demonstrate the full breadth and reach of its programming.

Powering Sustainability Practices with Practical Resources

In response to members and industry interests and needs, this year, the Center published and promoted **61 publications** that drew over **52,000 viewers**. Co-created with members and strategic partners, these publications sparked events, workshops, and conversations on topics ranging from insurance to tenant engagement to sustainable mobility.

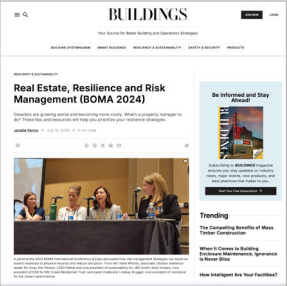
In FY25, Center staff helped shape a quarter of *Urban Land's* content—through direct authorship or by connecting the publication with members and expert voices—helping to elevate important sustainability topics, share real-world applications, and expanding ULI's reach across the industry.

The Center also provided expert insights and helped connect ULI members to media, amplifying ULI voices and visibility with over **110 mentions** in external and social media.

This year, ULI was named a finalist in the national [Ragan Communications and PR Daily Social Media & Digital Awards](#) to raise awareness about the impact of climate risks on the built environment and promoting resilient land use solutions. The awards honor the most innovative and effective digital communications and social media campaigns and strategies, recognizing outstanding work across industries and sectors.



Connect CRE article citing ULI and Center research, June 20, 2024. [\(Connect CRE\)](#)



Buildings article on the BOMA panel moderated by Lindsay Bruggner, vice president of resilience for the Center, July 15, 2024. [\(Buildings\)](#)

52,000+

Viewers across all publications

61

Total publications released on topics related to decarbonization, healthy places, and urban resilience

40,800+

Urban Land viewers

44

Urban Land articles

“Thank you so much for the resources, this is incredible! I will work with our senior code officer for energy to see how the Florida Building Code and County code score against the *Developing Resilience Toolkit*. The Policy section in ULI’s *Resilient Retrofits* report is also very good!”

— LEED GREEN ASSOCIATE, MIAMI DADE COUNTY

Convening to Lead, Learn, and Connect

Since 2021, the Center engaged **85,000** people through sustainability-related convenings and events fostering leadership, learning, and meaningful collaboration.

This year alone, the Center led or participated in over **230** events that engaged **18,000** people:

- Hosted **15 webinars** on sustainability topics that engaged **2,500+ people**
- Participated in **18 partner events** reaching **3,600+ people**
- Over **210 testimonials** sharing positive experiences and impacts
- Of the **335 survey respondents** from across Center programs, **95 percent** reported having a **valuable experience**

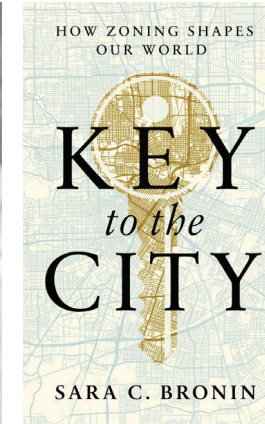
230+

events on sustainability topics with

18,000

people engaged

Lewis Center Sustainability Exchange



Launched this year, the [Lewis Center Sustainability Exchange](#)—an ongoing series of interactive virtual sessions—explores the interconnected themes of sustainability, resilience, health, and equity.

The Exchange, which has hosted more than 530 attendees so far, creates a dynamic space for learning and connection, where participants engage with expert speakers and discuss the applications to their current work and projects.

The four sessions in FY25 covered the following topics:

- Optimizing Building Operations for Sustainability, Health, and Resilience
- Leveraging Housing for Health and Sustainability
- Reshaping the City: Zoning for Sustainability, Health, and Resilience
- Innovating for Impact: Technology's Role in Sustainability

“Thank you to ULI for hosting this important webinar. This is where it all starts, with zoning and planning. Standardization is so needed, just even from a disaster relief and risk mitigation perspective to protect us from the next storm.”

— LEWIS CENTER SUSTAINABILITY EXCHANGE ATTENDEE

ULI Major Meetings

At ULI's Spring and Fall Meetings, the Center's programs engaged members in timely conversations on key sustainability topics. Through concurrent, short, and special sessions, attendees gained valuable insights and takeaways to support their work in communities across the country.

Fall Meeting 2024 – Las Vegas

Reaching nearly half of total meeting attendees, the 14 Center programs included the following:

- Three concurrent sessions: “Carbon Pricing Principles: Why Use a Carbon Price and How to Begin”; “Can’t Achieve Net Zero Without Tenant Buy-In: Owner/Occupier Collaboration for Whole Building Decarbonization”; and “Sparkling Development with Arts and Culture: Best Practices in Real Estate Development”
- Six short sessions
- Five special engagements



Mary Ludgin, Center Advisory Board member, managing director and director of Global Investment Research at Heitman, presenting at the Fall Meeting mini-session on the impacts of the Net Zero Imperative program in Chicago. (Ronda Churchill)

“ We had a packed house. . . . NZI supports net zero goals of local communities around the world. . . . Serving on an NZI TAP is a great experience, eye opening and gratifying. If you get the chance, I highly recommend it! ”

– SPRING MEETING SPEAKER

Spring Meeting 2025 – Denver

Over **1,600 participants** engaged in 20 dynamic Center-led programs:

- Two concurrent sessions: “Evaluating the Business Case for Reducing Embodied Carbon” and “Sustainability as a Driver for Real Estate Value and Risk” (JLL)
- Seven short sessions
- Eleven special engagements



Kara Kokernak, senior director for Decarbonization, presents the Center's latest report on adaptive reuse to a packed short session at ULI's 2025 Spring Meeting in Denver. (ULI)

Sustainability Forums

In conjunction with ULI Major Meetings, the Center's Sustainability Forums convened a total of 170 stakeholders this year to explore innovative approaches to water-wise development and health-focused design—helping to build more resilient and healthy communities.

Fall Sustainability Forum – Las Vegas

[The Forum](#) explored [water-wise strategies](#) to address challenges of drought and limited freshwater availability. Attendees learned about best practices for water-smart real estate development and landscaping as well as public sector policies and practices that support responsible water use.

The Center and ULI Nevada members collaborated across sectors to ensure diverse perspectives were included, partnering with the Desert Living Center, the Southern Nevada Water Authority and Bureau of Reclamation, and the sustainability teams from the Bellagio and Venetian hotels.



A session at the Fall Sustainability Forum in Las Vegas. (ULI)



The Fall Sustainability Forum was held at the Desert Living Center and Gardens at Springs Preserve in Las Vegas. (Desert Living Center)



The Mariposa development tour at the Spring Sustainability Forum. (Rachel MacCleery)



The Mariposa development tour at the Spring Sustainability Forum. (Rachel MacCleery)

“A great range of experts (policy-makers, designers, owners, developers, etc.) sharing projects and examples from their unique perspective.”

– FORUM ATTENDEE

Spring Sustainability Forum – Denver

The Sustainability Forum celebrated the 10th anniversary of the [Building Healthy Places Toolkit](#) and its enduring value as a practical resource for promoting health through building design and development.

During [the Forum](#), participants and speakers shared real-world applications of the Toolkit, introduced expanded strategies, and toured an innovative Denver housing development that integrates health-focused design and tracks resident health outcomes.

Toolkit impact stories were captured in a pair of [Urban Land Online](#) articles:

- [“Building Healthy Places: A Decade of Transforming Real Estate for Wellness”](#)
- [“Celebrating a Decade of the Building Healthy Places Toolkit”](#)

Resilience Summit

ULI's flagship climate adaptation event, which takes place immediately following the Spring Meeting, brought together **300 leaders** in real estate and resilience to explore innovative approaches to protect cities and portfolios, including the following:

- Strategies for assessing and mitigating climate risks
- How to finance resilient properties
- The role of public policy in fostering climate-prepared development

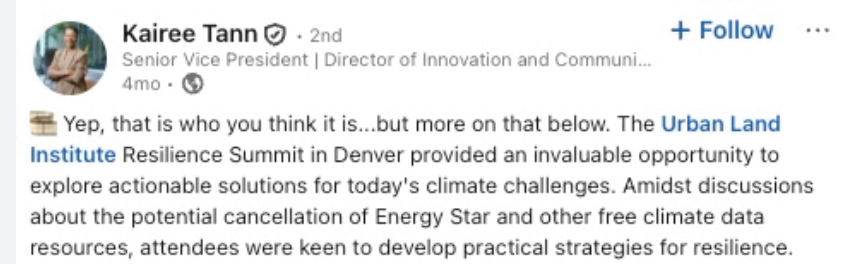


JLL and JBG Smith touting use of ULI Developing Resilience Toolkit in helping inform their asset management approach during the Resilience Summit. (Lindsay Brugger)



Attendees connecting at the Resilience Summit. (Sunshine Lump at Silver Sparrow Photography)

The 2025 Summit received national attention, with promotional pieces over the four months leading up to the Summit attracting a total of **3,200 views**, a buzz of social media during the Summit and several articles were picked up by the media after the event.



LinkedIn post and photo by Resilience Summit attendee. (Kairee Tann)



“ It was truly an honor to be part of the ULI Resilience Summit and contribute to such a meaningful conversation about water, equity, and community-led solutions. The energy in the room and the thoughtful questions from attendees were a testament to how timely and necessary this dialogue is. ”

— RESILIENCE SUMMIT PARTICIPANT

Spurring Local Action

In FY25, district councils led **67 sustainability-focused events** worldwide, a **56 percent increase** from the previous year, demonstrating growing interest in sustainable real estate.

27 grants to **23** district and national councils totaling **\$295,000**

To further support this work in local communities, the Center granted \$295,000 to 23 district and national councils to support participation in the Net Zero Imperative cohort and to sustainability-focused programming and events.

“ The speaker’s message resonated deeply, highlighting how improved mobility translates to tangible improvements in life opportunities and health care outcomes, urging attendees to prioritize equity in urban development. Kudos to ULI for connecting these dots and working toward continued equitable success in the region. ”

— ULI SACRAMENTO EVENT PARTICIPANT



Oklahoma event presentation. (ULI Oklahoma)



Louisiana event presentation. (ULI)



ULI Boston’s “Living Better: Regenerative Design” workshop. (lipofskyphoto.com)

Cultivating Leadership Through Cohorts

The Center fosters leadership through peer learning networks and communities of practice—this year’s content and connections reflect its growing reach and impacts.

Health Leaders Network

The [Health Leaders Network](#) (HLN) has built a dynamic cross-disciplinary network of **280 leaders**, representing 14 different countries, interested in the intersections between health and the built environment.

In FY25, HLN completed its [seventh cohort](#) of 30 leaders and started its [eighth cohort](#) with 28 leaders.

The opening forum in Miami, Florida, set the stage for a great cohort as described in the ULO article [“Health and Equity in Miami’s Built Environment: Takeaways from the New ULI Health Leaders of Cohort 8.”](#)



Tiffany Young, CEO of Think Equity, conducts a social equity workshop for the eighth cohort of ULI Health Leaders. (Anh-Vy Pham)

“ The cohort provides the opportunity for this strategic thinking in a supportive environment. . . . Overall, this has been a brilliant experience. . . . I have met some wonderful people and am relishing the rest of the year’s learning and sharing! It is a privilege to be part of Cohort 8 and I am thankful to the ULI team who planned and supported such a fabulous forum. ”

— COHORT 8 HEALTH LEADER



(ULI website)

Water Wise Development Coalition

Launched in 2023, the [Water Wise Development Coalition](#)’s virtual convenings bring together land use and real estate professionals with planners and policy-makers. The Coalition has engaged over **318 participants**, an increase of **77 percent** from last year.

- FY25 discussion topics included water-neutral development, data-driven water and land use forecasting and planning, and water reuse.
- The short session at the Spring Meeting, “Water: Too Much and Too Little: Strategies for Climate-Resilient Built Environments” filled up the space with 120 attendees.

Art in Place

[Art in Place \(AIP\)](#) connects art and real estate to create more participatory development processes. By including artist perspectives, AIP encourages collaboration and deepens community engagement. Today, the global cohort includes 10 ULI district councils working to integrate arts into real estate projects.

Greenprint and NZI

[Greenprint](#) and the [ULI Net Zero Imperative](#) are important communities of practice supported by the Center. For more information, please refer to the sections earlier in the report.

V. CLOSING AND APPRECIATION

Acknowledgments

This year's progress was made possible by the steadfast support of our funders, Advisory Board members, partners, champions, and staff.

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Vidyashree Unnikrishnan

August Williams-Eynon

Jenny Zhang

Xuan Zhu



Center staff at annual retreat. (ULI)

Appendix: Center Timeline

The Lewis Center built upon nearly two decades of focus on sustainability related issues

- 2024 – New Lewis Center Strategic Plan completed for 2025–2030.
- 2021 – ULI Mission Priorities (Net Zero, Learning, Housing) established.
- 2021 – ULI Randall Lewis Center for Sustainability in Real Estate established with \$10 million naming/endowment gift from Randall Lewis.
- 2017 – ULI Center for Sustainability and Economic Performance created, Advisory Board established, Strategic Plan created with Healthy Places, Greenprint, and Resilience programs incorporated into the Center.
- 2014 – Urban Resilience program established.
- 2013 – Healthy Places program started.
- 2012 – ULI Greenprint Center established in ULI, folding in Greenprint Foundation work.
- 2009 – Greenprint Foundation created outside of ULI.
- 2007 – Climate, Land Use, and Energy (CLUE) program established.



Doug Abbey, Rachel MacCleery, and Randall Lewis at the Fall Sustainability Forum, Las Vegas, 2025.