

Resilience Advisory Services

Bringing the Urban Land Institute's expertise in land use, real estate, and climate resilience to communities worldwide.



NORFOLK, VIRGINIA

Panel scope

Norfolk is among the communities in the United States most vulnerable to sea-level rise. The panel focused on resilience strategies for the Fort Norfolk site, a waterfront parcel featuring a range of uses and significant vacant land.

Key recommendations

Considering the site and the local market, the panelists proposed focusing development around the new light-rail station on the site's edge away from the water. Reversing a previous plan to build up residential and mixed-use development on the waterfront, the panel instead proposed using the waterfront to create open space that would enhance connectivity between the site and other parts of the city while offering water management, recreation, and flood protection benefits.

NORFOLK

Advisory Services on Resilience

The Urban Land Institute (ULI) Advisory Services program brings expertise in the real estate and development fields to complex land use planning projects, programs, and policies. In place since 1947, the program offers a unique chance to find practical, unbiased solutions for issues such as community revitalization, downtown redevelopment, provision of affordable housing, regional planning, infrastructural investment, and growth management. These one-week engagements rely on the volunteer labor of ULI's more than 38,000 members.

With the support of the Kresge Foundation, ULI now offers specialized **Advisory Services panels on resilience**, which focus on how communities can better prepare and plan for, absorb, recover from, and more successfully adapt to climate risk. These Advisory Services panels focus on finding planning and development strategies that both allow for a quicker, safer return to normalcy after an adverse event and strengthen communities for the long term.

Resilience panels have provided land use and development strategies for vulnerable sites, assessed policy opportunities, and crafted strategies for implementation and funding. Climate risks addressed can include destructive storms, sea-level rise, heat waves, coastal and inland flooding, storm surge, and drought, considering not only the environmental threats, but also the related social and economic impacts. In all cases, the Advisory Services panel teams offer recommendations to both decrease community vulnerability and capitalize on opportunities for improved environmental performance, economic development, and quality of life.

A wide variety of public, private, and nonprofit organizations have engaged ULI's resilience advisory services, including city governments, county governments, and local foundations.





How a Panel Works

1 PREPARATION

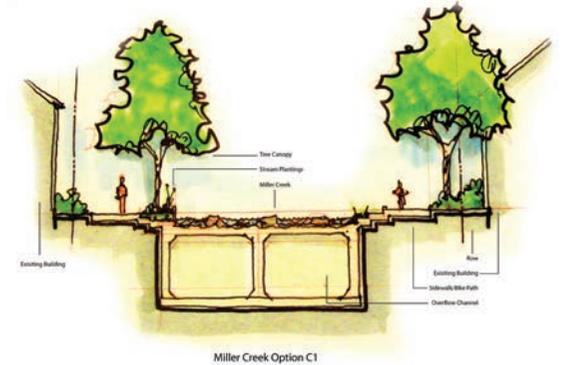
ULI's Urban Resilience Program first works with the panel sponsor to prepare for the panel, including scoping an appropriate focus site and determining key questions. The sponsor is responsible for preparing briefing materials and inviting relevant stakeholders and community members to participate.

2 BUILDING THE TEAM

ULI's Urban Resilience Program then assembles a team of panelists, composed of highly qualified professionals who volunteer their time to ULI. A major strength of the program is ULI's unique ability to draw on the knowledge and expertise of its members, including land developers and owners, public officials, academics, designers, planners, green infrastructure experts, housing specialists, and others from across the United States and beyond. Each team features a range of professionals able to provide a holistic and interdisciplinary look at the panel assignment, with all panelists screened to ensure their objectivity.

3 WORKING TOGETHER

The panel team then works with the sponsor and community over a five-day period, which includes site tours, presentations by the panel sponsors, an intensive day of stakeholder interviews featuring 50 to 80 participants, and team work days. The panel week concludes with a public presentation of the panelists' findings and recommendations.



DULUTH, MINNESOTA

Panel scope

The third-largest city in Minnesota, Duluth experienced an extreme rain event in 2012 that led to severe flooding. The Advisory Services panel focused on resilience strategies for the Miller Creek watershed, which includes both the regional retail center and Lincoln Park, a historically low-income neighborhood that suffered extreme damage in 2012.

Key recommendations

The panelists sought to address flooding and environmental impacts while also seeking opportunities for economic development and placemaking. Recommendations included reforesting stream headwaters, restoring channelized streams, and introducing innovative facilities for enhanced stormwater management. The panel also identified key districts for real estate and economic development and proposed means of improving community resilience through decision making, improved communications, and other strategies.





MIAMI-DADE COUNTY, FLORIDA

Panel scope

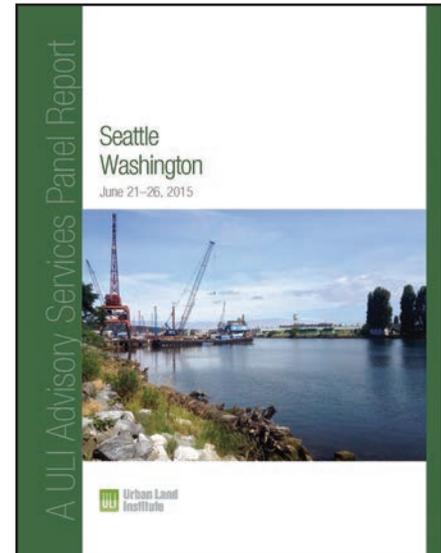
Miami-Dade County invited ULI to study Arch Creek Basin, a 2,800-acre flood basin that includes land in four municipalities and unincorporated Miami-Dade County. A potential Adaptation Action Area, the site includes both vulnerable communities that had experienced repetitive losses, traditional Florida waterfront canal communities, and a site for a future commuter rail station.

Key recommendations

The panelists crafted a long-term development outline for the Adaptation Action Area, including the ecological restoration of the creek and the creation of a resilient and equitable transit-oriented development. A theme throughout was social equity and housing access for all, particularly those in neighborhoods vulnerable to routine flooding. Beyond proposals for the physical planning of the area, the panelists offered advice on project funding, governance, and use of the Adaptation Action Area framework for multijurisdictional coordination.

Deliverables

At the conclusion of the Advisory Services panel week, the panelists deliver a presentation to the local community outlining their recommendations. ULI then completes a detailed written report in the two to three months after the conclusion of the panel. Panel sponsors have used these recommendations and reports to advance the policies, programs, and development projects proposed by ULI. ULI's Urban Resilience Program is also committed to following up with communities that have hosted Advisory Services panels, and has also advanced follow-up projects in partnership with local ULI district councils.



Panel Geographies

The ULI Urban Resilience program has delivered resilience Advisory Services panels across the United States, in communities of a range of sizes and facing a diversity of challenges. Communities where the Urban Resilience Program has worked include Portland, Maine; Norfolk, Virginia; Seattle, Washington; northern Colorado; St. Tammany Parish, Louisiana; Duluth, Minnesota; and Miami-Dade County, Florida. Each of these panels focused on a specific land use, site development, or policy issue, framing the challenge in the context of the vulnerabilities and opportunities of its community and region.

Communities convening a resilience Advisory Services panel should have a specific policy or development challenge that relates to resilience planning and climate vulnerability, and have the capacity to implement panel recommendations. ULI is available to speak to interested communities about the program, potential areas of focus, and how to make the most of a resilience Advisory Services panel.

For more information, contact ULI Urban Resilience Director Katharine Burgess at katharine.burgess@uli.org or visit uli.org/urbanresilience.