



ULI Net Zero Imperative:

City/Real Estate Climate
Mitigation Cohort &
Technical Events

ULI GREENPRINT

**PRESENTATION TO NULoop PARTNERS GENERAL MEETING —
JANUARY 25**



ULI Net Zero Imperative

Long Term Goals

- 1 *Accelerate the decarbonization of the built environment in cities*
- 2 *Chart a cost-effective path to zero for the real estate industry*
- 3 *Leverage the power of ULI's global network to drive development and investment that supports this path to decarbonization*
- 4 *Get the private sector working hand-in-hand with cities on policy and incentives that can help accelerate investment in decarbonization.*
- 5 *Develop case studies and tools based on global best practices highlighting cost-effective strategies across geographies, asset classes, and building types*

Why is this Important?

Real estate has a responsibility and opportunity to address the climate crisis and reach net zero

Buildings are responsible for 40% of global greenhouse gas emissions, and up to 70% of emissions in urban cities

- Over the past five years nearly every country and more than 300 US cities made a commitment to achieve the Paris Climate targets, but as of 2020 only a handful of cities have made meaningful progress in developing climate action plans that will accelerate decarbonization of the built environment.
- Cities, countries, investors, and tenants are looking to the buildings sector to meet comparable greenhouse gas reduction goals.
- Leading investors are including ESG in their real estate debt and equity considerations, leading tenants are including it in their leasing decisions, and regulators are incorporating a path to net zero into their building codes and regulations for new and existing buildings.

Key Components



Leveraging a 2-day technical assistance event in each city to help the public and private sector develop a “roadmap to decarbonization”



Running long-term on-the-ground campaigns in 4-6 global cities to accelerate decarbonization of the built environment



Building a global cohort who can receive ongoing technical assistance to refine their on the ground campaigns, and work together to share best practices and lessons learned



Creating global resources (research, toolkits, and other tools) to help all ULI members accelerate decarbonization in their real estate operations (and in their cities)

Why ULI?

Deep Network

We have a deep network in these cities and globally – we can bring leading experts on net zero together with the architects, builders, owners, investors, and policymakers who can make meaningful progress on decarbonization.

Private Sector Leadership

We will be strong in these cities no matter future changes in government leadership or sentiment on climate: building capacity, interest, and investment in the private sector will build momentum towards decarbonization that is more sustainable. Because ULI has strong local DCs we will be able to provide connections, convening power, and local awareness in ways other organizations cannot.

Cohort Engagement

As a global organization we can build a cohort that helps local leaders get the resources they need to succeed in their decarbonization efforts. Our goal will be to connect local leaders with each other to share lessons learned, with technical experts to help them work through the mechanics of decarbonization, and with a global network of architects, developers, investors, and land use planners who can help move the industry forward on their goals.

What is this Technical Assistance Event?

Longstanding ULI offering to provide expert recommendations on a local challenge

- Technical Assistance Panels (TAPs) provide expert advice to local governments, public agencies, and nonprofit organizations facing complex land use and real estate issues
- Multidisciplinary teams of 5-8 real estate professionals tour the area under review, interview local stakeholders, and meet to develop recommendations that are presented publicly at the end of the session and in a follow-up report
- ULI serves as the “honest broker,” bringing all stakeholders together in an environment free of politics and preconceptions

Process:

- Develop Scope
- Invite Panelists
- Prepare Briefing Book
- Schedule Interviews
- Hold 2-Day Event
- Publish Recommendations

NZI Cohort Participants

8 participants accelerating the built environment to net zero across the globe



- Austin
- Beijing
- Kansas City
- Los Angeles

- **Minneapolis**
- San Jose
- Shenzhen
- Toronto

Root District Focus

Create a district guide that will be a flexible **net zero** framework for community members, developers, city and county partners and policymakers to utilize in decision making related to climate impacts for the Root District. The goal will be to create a district approach to energy and water management, achieve clear and measurable targets on net zero, and develop a plan that will be scalable to infrastructure, master planning and individual developments of all types.

The district guide will:

- **Provide strategies at various scales** regarding water use, stormwater, energy, transportation, resilient design, building reuse, education, green space, and native habitat restoration.
- **Set climate goals** in alignment with the City of Minneapolis and Hennepin County
- Outline the **business case for private investment** in the root district related to a net zero framework
- Ensure **equity and inclusion** in decision making

Draft Panel Questions

1. ***District Strategy and Renewable Energy Preparedness:*** What are the core elements and implementation considerations for a District-wide energy/water master plan? What renewable amenities are more effective for a District at this scale? How would they phase in over time as development intensifies?
2. ***Public Tools and Policy Oversight:*** Recognizing the District is not owned and controlled by any one single entity, what combination of regulation, incentives, and collaboration strategies is needed to move Net Zero development forward in the Root District?
3. ***Business Case for Net Zero:*** What are the key parameters for a cost effective path to net zero for the real estate industry and private investment in the Root District?
4. ***Community Engagement and Equity:*** How do we assure voices are heard and representation of the community is brought to the decision-making table?

Next Steps

- Finalize Questions
- Set date for 2 1/2 day Session – 1st or 3rd week in May
- Secure Panelists – Blend of local and national experts
- Prepare Briefing Materials
- Identify Stakeholder Interview
- Prepare for the Event