

A ULI Symposium Series



**Urban Land  
Institute**

San Diego/Tijuana

# Water & Fire

**Strategies to Address Land-use,  
Real Estate Risk and Equity in a  
Changing Climate**

2021 DATES

September 8

September 28

October 20

October 26

November 4

# Welcome to the 2021 ULI Symposium Series on Climate Change and its effects on land-use, risk, and equity.

Building on the 2020 Inclusive Region symposium, *Water & Fire* will ignite new thinking in San Diego across a series of five sessions that focus on the current science behind climate change and land use. National and local experts will examine how our region's public policy, development pattern and regulation across the public and private sector are shaping our future. This five-part symposium series will showcase the San Diego-Tijuana region's work toward sustainability with a mix of virtual and live programs.

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# Water & Fire: An Introduction

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Wednesday, September 8th  
Virtual – 4:30 pm to 6:00 pm

Learn the latest science behind our climate future and what it means for land-use, and the need for innovation and leadership. Local experts will discuss how the science is impacting where major facilities will be located, adapting to a dryer, warmer climate and its impact on planning, design, building typologies, and more.



**KEYNOTE:**

**Spencer Glendon, Probable Futures**

Spencer Glendon is nationally-recognized consultant and speaker. He is working to make the consequences of climate change more vivid, intuitive, and useful. He is a pro bono consultant to many institutions including McKinsey and the Woodwell Climate Research Center. For many years he conducted and directed research at Wellington Management and holds a BS in Industrial Engineering and a PhD in Economics.



**MODERATOR:**

**Yehudi Gaffen, Chairman and CEO, Gafcon**

Yehudi "Gaf" Gaffen was born in South Africa. In 1987, he and his wife founded Gafcon, Inc. with the purpose of assisting owners to deliver complex projects that power vibrant communities. Under his leadership as CEO, it has grown into a globally respected program and construction management consulting firm. Gafcon manages multiple projects including the \$12B Zizhu Hi-Tech Park Development Masterplan in Shanghai; AltaSea, a \$135M adaptive reuse at the Port of Los Angeles; the City of San Diego's North Embarcadero Visionary Plan; and the Port of Los Angeles Waterfront and Promenade. In 2016, the Unified Port of San Diego awarded the \$2.4B redevelopment of Seaport Village to Protea Waterfront Development.

**RESPONSE PANEL:**



**Professor Mark Merrifield**

**Director, Center for Climate Change Impacts & Adaptation  
Scripps Institute of Oceanography, UCSD**

Dr. Mark Merrifield has spent the past two decades studying global and regional sea-level change. His expertise includes sea-level rise and climate variability, coastal oceanography, and nearshore processes. As Director of the Center for Climate Change Impacts and Adaptation (CCCIA) at UC San Diego, Mark supports and conducts research that advances the understanding of climate impacts and provides meaningful projections, while preparing the next generation of scientists, engineers, and policymakers in risk assessment and adaptation strategies.



**Garth Nagel (AICP, LEED-AP), Senior Facility Planner, Department of Navy-NAVFAC Southwest**

Garth Nagel is a Senior Community Planner with the Department of Navy, Naval Facilities Engineering Systems Command Southwest (NAVFAC-SW). He has over 25 years of urban planning and project management experience consisting of private, local government and federal sector work. Since joining NAVFAC-SW in 2011, Garth has been Project Manager for Installation Master Plans which analyze existing conditions and make recommendations for the future development of Navy shore infrastructure. He is also the Sea Level Rise Coordinator working with Scripps Institute of Oceanography, National Oceanic and Atmospheric Administration, Port of San Diego, San Diego Association of Governments, and other agencies.



**Julia Chase, Senior Resiliency Planner, City of San Diego**

Julia Chase is a Senior Resiliency Planner with the City of San Diego where she leads the City's climate adaptation and resilience work program, including the development of Climate Resilient SD, a comprehensive plan to address extreme heat, wildfire, sea level rise, and flooding. In this role, she supports integration of climate adaptation action across city departments, works collaboratively with communities, and has led the development of the City's Sea Level Rise Vulnerability Assessment and the Citywide Multi-hazard Climate Change Vulnerability Assessment. Prior to her current position, Julia worked in long range environmental planning in water resources management and solar development.

# Building Social Resilience Through Creative Land Use Strategies

Tuesday, September 28th

Outdoor, in person: Noon – 2:00 pm

Barrio Logan College Institute

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Sherry Franklin of Urban Design Center will cover research that shows how climate change is having magnified effects on communities of concern. With a series of provocative questions, the attendees will break into collaborative working groups to discuss and develop industry solutions to proactively address the challenges affecting inequity between neighborhoods.



## KEYNOTE:

### **Sherri Franklin, CEO – Urban Design Center**

As the Founder and CEO of Urban Design Center (UDC), Sherri Franklin champions its core mission to provide strategic thought leadership to non-profit organizations, government agencies and private developers working to catalyze resilient rebranding of urban environments and to enhance economic opportunities for people of color. Over the past 30 years, UDC has managed the land-use entitlement, capital development and project management for over \$200 million in subsidized affordable housing, infrastructure improvement, economic development and enterprise expansion projects. The recent launch of UDC's online Resiliency Studio is a culmination of its decades long work to build the internal capacity of organizations and businesses and serves as a shared brain trust of "how to" elements for transforming visions into reality.

# How Innovative Design and Building Technology get us to Net Zero

Wednesday October 20th

Virtual 4:30-6:00 pm

[REGISTER HERE](#)

This event will zero in on specific planning, design and building practice that provide innovative solutions to infrastructure, land-use, and building/construction. Each case study relates to a different big picture focus of resiliency including getting us to net zero to reach climate action goals.



## MODERATOR:

### **Shaun Sumner, Vice President of Real Estate, Engineering and Facilities, San Diego Unified Port District - Real Estate**

Shaun is Vice President of Business Operations responsible for the Real Estate, Development Services, and Guest Experiences Departments at the Port of San Diego. He previously served as Vice President of Real Estate, Engineering and Facilities and has been a member of the Port's Executive Leadership Group since 2015. He has extensive experience in commercial ground leasing, contract negotiation, development entitlements, inter-agency partnerships, and public-private partnerships having facilitated the redevelopment of over \$500 million in commercial real estate and new public improvements. Shaun began his career at the Port as an undergraduate intern. After graduating ed magna cum laude in the Honors Program at the University of San Diego, he earned a law degree also from University of San Diego.

## SPEAKERS + CASE STUDIES:



### **Ben Kaiser, Founding Partner, Kaiser + Path, Mass Timber Multi-family Project, Portland, OR**

Ben brings a unique perspective to urban development, informed by over 20 years of serving as the owner, developer, architect, and general contractor on his projects. Kaiser + Path is committed to the exclusive use of mass timber in all of their future projects. To bring Carbon12, the tallest, completed mass-timber building in the United States, to life, the team successfully worked with state officials to waive the restrictive codes that limit the height of wood buildings. This accomplishment has made mid-to-high-rise, mass-timber buildings possible for the first time in the United States.



**Mike Jobs, AIA, Principal, Miller Hull Architects, Del Mar Civic Center**

Mike recently led Miller Hull's team completion of the Del Mar Civic Center, a project that had been through two unsuccessful previous rounds of design over 30 years. His leadership in reaching out and listening to the community and communicating the design approach, led to the project finally being realized in 2018. He specializes in public and private work environments, mixed-use, and multi-family project and brings strong urban design principles by stitching positive pedestrian-oriented public spaces into the urban fabric, livening the street edge and creating successful ground-level commercial spaces. Prior to joining Miller Hull in 2001, Mike worked for Frank O. Gehry and Associates in Los Angeles where his advocacy of an experimental design process began.



**Brendan Reed, Director of Planning and Environmental Affairs, San Diego Airport Authority  
San Diego International Airport, Terminal One Redevelopment**

Brendan is a senior member of the San Diego County Regional Airport Authority's Development Division team, he is responsible for guiding the organization's policies concerning airport master planning, corporate sustainability, environmental compliance, and noise abatement. Among the numerous enterprise-wide initiatives he spearheads includes the integration of sustainability principles into capital projects and business strategies, ongoing certification through the Airport Carbon Accreditation program, and coordination with federal and state regulatory agencies. He also currently serves as the Chair of the Airports Council International - North America's Environmental Affairs Committee and is a Certified Member of the American Association of Airport Executives. In 2020, Brendan was recognized with a National Climate Leadership Award and an Airports Going Green Award for his contributions to the airport industry in sustainability leadership.

## TOUR: The Future of the San Diego River

[REGISTER HERE](#)

Tuesday October 26th

Outdoor, 4:00-6:00 pm Meet at the Town & Country Hotel

**Billions of dollars in redevelopment investment is underway along the San Diego River, which impacts one of the region's premier watersheds. For 20 years the San Diego River Park Foundation has worked to change San Diego's relationship to its namesake waterway – through conservation, land management, monitoring and research. With a primary goal to create appropriate access to this valuable resource. The tour will focus on the Western 9 – from SDSU Mission Valley Campus to the ocean**

**We'll meet up at the Town & Country resort and conference space, which recently completed a \$70 million renovation on its 40-acre site, adjacent to the San Diego River. The project was a partnership between LOWE Enterprises and Atlas Hotels.**

**PRESENTERS:**



**Rob Hutsel, President & CEO of the San Diego River Park Foundation**

Rob has led the San Diego River Park Foundation since its founding in 2001 - a nonprofit established to serve as a catalyst in creating a 52 mile long system of parks, trails and open spaces along the San Diego River. In that role he has led an effort to create a coalition of 78 non-governmental organizations to partner with the River Park Foundation and helped secure California legislation to create a new state agency dedicated to the San Diego River. He currently serves on the board of directors of the California Watershed Network, Statewide Steering Committee of the California Urban Streams Partnership, and the County of San Diego's Park Advisory Board, representing District 4 and successfully completed more than 20 property transactions, secured millions of dollars in state and local funding.



**Wayne Chang M.S., P.E., Principal, Chang Consultants**

Wayne is a civil engineer specializing in water resources and has extensive experience in hydrology, hydraulics, and sedimentation. His experience includes the design and analysis of storm drain systems, storm water quality best management practices, floodplains, floodways, channel improvements, channel protection, drop structures, check dams, levees, culverts, bridges as well as detention, retention, and desiltation basins, which means he has extensive experience working with the many local, state, and federal agencies which oversee water quality, safety, and environmental impact. Wayne has published journal articles, presented conference papers and workshops, provided expert witness testimony, taught both undergraduate and graduate-level courses, taught a water resources review course for the Professional Engineer exam, is a past Vice-Chairman of the Floodplain Management Association, and was on the editorial board of the Journal of Floodplain Management.

# Water & Fire: A Capstone Event

[REGISTER HERE](#)

Thursday, November 4th

Outdoor, in-person half-day event (details to follow)

Building off the previous sessions, we will take a deeper dive into the climate action priorities for the San Diego-Tijuana region including what's happening at the state, county, and city levels. In addition, we'll learn more about how an increased focus climate change impact will determine what gets built where, how projects get financed and the longer term implications of risk for our industry.



**MC for the Day: Billy Grayson, Executive Director, Center for Sustainability and Economic Performance and Senior Vice President, Centers, and Initiatives, ULI**

Billy manages a team leading programs on climate risk and resilience, health and wellness, and building energy and environmental performance. Before joining ULI, he served as a Sustainability Director for both public and private entities where his role included a focus on green building construction, energy efficiency retrofits, and sustainability-focused property management strategies, and tenant engagement. In addition, initiatives in real estate, distribution, and supply chain operations provided real-world results in reduced energy, water, and waste.

Through ULI, Billy now works on a global scale with members, community leaders, coalition partners, and other key stakeholders to build awareness around sustainability issues in the built environment, and to provide our members with the tools and resources they need to cost-effectively drive sustainability into their projects and operations.

## Session One: State of the Region

**Climate Action Priorities - A moderated discussion among sustainable leaders from San Diego, Tijuana, and other officials. What are the top 3 priorities for the region in the next 5 years?**

### PANELISTS:

Terra Lawson Remer, San Diego County Board of Supervisors

Carlos de la Parra, Profesor Investigador, DEUMA, El Colegio de la Frontera Norte Tijuana, BC, México

## Session Two: Climate Risk & The Bottom Line

**A practical look at climate impact effects on access to capital, rising insurance rates and geographic “winners and losers”. The series of ULI/Heitman reports provide the basis to examine ways capital and insurance sources are factoring climate risk into their decision making.**

Conversation with Billy Grayson and Laura Craft, SVP, Global Strategy & Investment ESG at Heitman



**Laura Craft, SVP, Global Strategy & Investment ESG at Heitman**

Laura Craft is SVP, Head of Global ESG Strategy at Heitman, a real estate investment manager with ~\$44 billion under management. Laura establishes systematic approaches to embed ESG (Environmental, Social and Governance) into investment decision-making and management of investments. Integrating ESG considerations provides opportunities to create value, reduce risk and enhance investment returns. Recently, Laura lead the Heitman partnership with Urban Land Institute (ULI) to publish the report, Climate Risk and Real Estate Investment Decision-Making, which explores current methods for assessing and mitigating climate risk in real estate.



# About ULI's Center for Sustainability and Economic Performance

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The programs within the Center for Sustainability and Economic Performance include:

- ULI Greenprint Center for Building Performance
- Tenant Energy Optimization Program
- Urban Resilience Program
- ULI Building Healthy Places Initiative
- The 10-Minute Walk campaign in partnership with the Trust for Public Land and National Recreation and Park Association

The ULI Greenprint Center for Building Performance is a catalyst for change, taking meaningful, immediate, and measurable actions to generate real estate solutions that improve the environment through energy efficiency while demonstrating the correlation with increased property values.

The Tenant Energy Optimization Program is a proven, replicable approach that integrates energy efficiency into tenant space design and construction and delivers excellent financial returns through energy conservation. The process emphasizes the importance of collaboration between tenants, building owners, and service providers.

The Urban Resilience Program looks at how cities can prepare for the expected effects of climate change. From rising sea levels to more frequent storm events to extended droughts, the changing climate poses short- and long-term risks and opportunities for urban planning and development. The Urban Resilience program provides resources and strategies to mitigate those risks and to create a more resilient and durable vision for community development including showcasing best practices in resilient design.

The ULI Building Healthy Places Initiative includes research and publications, convenings, and advisory activities—to leverage the power of the Institute's global networks to shape projects and places in ways that improve the health of people and communities. The Building Healthy Places Toolkit: Strategies for Enhancing Health in the Built Environment outlines evidence-supported opportunities for enhancing health outcomes in real estate developments.

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