

RW: This workshop is one of a series of meetings with local policy makers with whom we can interact and share real-world perspectives on potential and feasible solutions to changing environmental challenges.

The opportunity to discuss these issues with those here is encouraging: an informed citizenry is at the heart of radical democracy, controlling our own destiny together. The gift we have gotten in this free society is that the government is not them, it is us. The efforts and imagination of those here are testament that the future is still a place of promise.

RB :Dutch Examples for addressing Sea Level Rise, Modifying Codes and Standards, modifying Risk

BZ: Big Ideas can be hard for politicians to swallow: may be easier to talk about smaller ideas: electrical outlet height. As an anecdote: first 454 residential unit project won due to talking about what stakeholders (Owners) wanted to talk about, not necessarily what the Architect wanted to talk about.

EC: Many members are in Denial – educating Architects needs to be a priority. AIA Florida is working on an appendix to the Building Code to be developed by Q4/2024.

MR: Sustainability is an afterthought for most clients

MF: Works in High Performance MEP engineering and here to learn and help

JT: Community has a lot of disparate talent and resources to be coordinated, i.e., UM Resilience. What are the carrots and sticks to decision makers: Insurance and Big Data are developing systems for quantifying risk in a more long-term and meaningful way than outdated FEMA maps: Process Resilience Assessments (PRA) , ASTM E1527 and E2018 (Standard Practice for Environmental Site Assessments and Standard Guide for Property Condition assessments, respectively). Architects need to be prepared to provide solutions.

MS: Effective tools need to be discussed with clients for their buy-in

SY: Hurricane Katrina Workshop in NOLA – Figure out how to deal with Resiliency pro-actively

JR: As a practitioner consultant, We focus on helping to provide Sustainability, Resiliency and Healthy Space: Sustainability of Critical assets

PJ: Question to better select and deliver your message: to whom you are trying to communicate and how easily digestible is the framing of the message.

JM: Similar regulations are being considered for RTZ (Rapid Transit Zone)

Presentation on Future Proofing

One of the goals of the committee for this year is to provide insights from the architectural community to local jurisdictions on crafting regulations addressing resilience and adaptation. Aaron De Mayo, as Chair of the City of Miami Climate Resilience Committee, provided some proposed challenges facing development in coastal downtown Miami, and fostered discussion in the following.

1. 'Future Proof' – anticipate the unknown and leave room for growth and adaptation to an uncertain future
 - a. The need for infrastructure and policy changes to anticipate and adapt to current and future sea level rise scenarios
 - b. Examples of flooding happening in Edgewater
2. Existing examples of future proofing are in the current city codes – Sea wall ordinance, EV ordinance
3. Sealevelrise.com hosts an interactive map. Want for Climate Compact website to have a similar map.
 - a. There could be spikes of ice that can throw off the data
 - b. Need to also consider what it takes to deconstruct
4. Discussion: How many years should certification standards prepare.
 - a. 100 years or longer
 - b. At a minimum 40 years – the life of a building
 - c. 5 (Design/Construction) + 30 (initial mortgage) + 10 (buyer) = 45 years

- d. Carbon perspective: 60 years
 - i. Median estimate of 50 – 54” of additional sea level rise @ 60 years
- e. Supertall buildings due to massive investment may be considered for 100 years

Discussion on Resiliency Strategies

1. Advocacy of code changes
 - a. FPL – currently required to be on Ground level – poses risk with flooding
 - b. Current allowances for parking and utilities below the “First Floor” allows for exposure to flood conditions
2. Incentives for owners to elevate
 - a. Insurance and Lenders are potential sources for creating the change – could bring them into the conversation
 - i. Ground floors below flood predictions would not be insurable
 - ii. Insuring from the second floor up
 - b. Option to propose greater density allowance for higher freeboard – gave examples of Brickell (500 du/acre) vs Edgewater (150 du/acre)
3. Importance of community engagement and awareness
 - a. Communicating to the community the realities of what we’re facing and what the future will look like
4. Feasibility + strategies of raising – for adaptability and flexibility
 - a. Sacrificial ground floors
 - i. Freeboard diagram (from Aaron’s ULI presentation) – a “beam” that can be removed, so when the ground is raised, glazing is replaced and the first level adapts
 - ii. There is an essential desire for community that the street – building connection provides
 - b. Could advocate for requirement in the code of 2 elevations – what the building will be today and what it will be when roads are raised
 - c. Roads
 - i. Issue is the infrastructure which lies beneath them – highly expensive for the City to raise
 - ii. City of Miami Beach has been raising
 - iii. Potentially not a long term solution
 - iv. Highest impact roads: County roads
 - v. Possibility of corridor density increase with Transit Improvement District
 - d. Building entrances
 - i. Building elevated with the sidewalk
 1. Elevate the right of way and use the swale to ramp up – Miami Beach solution
 - ii. Raise the building leaving the sidewalk adjacent to roadway
 1. Example – Giller building
 - e. Garage entrances
 - i. Issue for garage ramps
 - ii. Raised speed hump preventing water entering garage
5. Consider Community Redevelopment Agency (CRA) approach for funding and implementing resilience strategies.
 - a. State Law 163: The bonded money could benefit community’s future: pay for raising infrastructure
 - b. Possible interpretation to meet requirements as already blighted due to flooding risk.
 - c. Consideration needs to include social & economic impact on renters

Action Planning and Next Steps

1. Simplify message with cogent line, “We are Drowning” or similar
2. Draft letter to the CRC – Aaron
 - a. On the agenda for the City Commission Meeting for May 6th
 - b. Aaron will set up to get input on the letter - a Google doc, zoom meeting
3. Continue discussion with stakeholders– bring in lenders, insurers
 - a. Consider what is their incentives.
4. Next discussion to be held next Thursday April 11
 - a. Proposed topics for discussion
 - i. Basement parking
 - ii. Water edge treatment – walled city, raised city, island city, ...
 - iii. Survey for consensus priorities



The above items represent the issues discussed at the above referenced meeting to the best of our memory and will become part of the Project Record unless the writer is notified of any revision or discrepancies within five (5) calendar days from date of issue.