



ULI Technical Assistance Leadership
Exchange

Extreme Heat Mitigation

Planning and Design Commission

March 12, 2026

Background



Climate Action & Adaptation Plan Goal A - 2:

Create built environments that reduce exposure to extreme heat and mitigate urban heat island effect.

Background

CAAP Implementing Actions



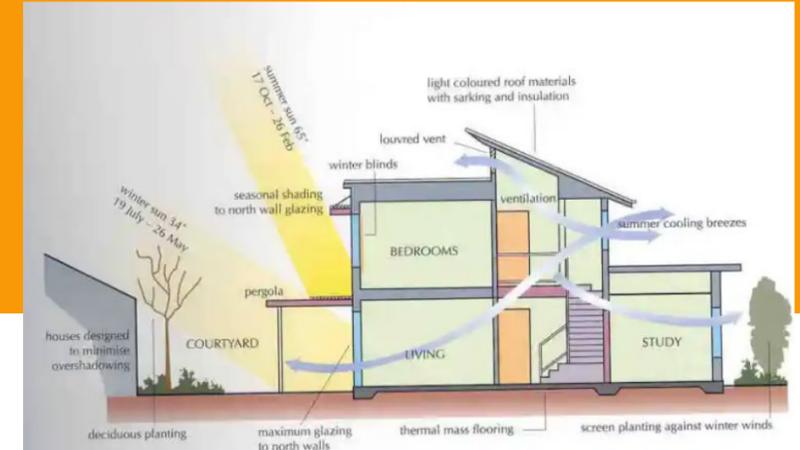
Heat Reduction in the Public Realm

Explore opportunities to amend development standards and guidelines to promote the use of **heat mitigation strategies** to reduce temperatures in the public realm, **particularly on active transportation networks, commercial corridors, near light rail stations, and along transit corridors**.



Minimum Tree Requirements

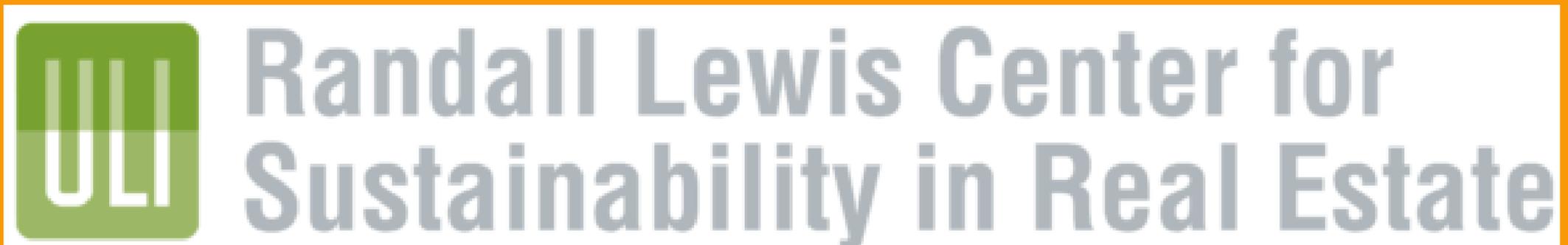
Review and amend the planning and development code as necessary to require **minimum levels of tree planting** in new development and significant remodels and improve tree canopy inclusion



Heat Resilient Design Techniques

Evaluate the feasibility of updating design guidelines, standards, and the municipal code to require **building materials and site design techniques** that provide **passive cooling, reduce energy demand and minimize radiated heat to the neighboring area**

Background



Urban Land Institute

Real estate and urban development professional organization dedicated to shaping the future of the built environment for transformative impact in communities worldwide

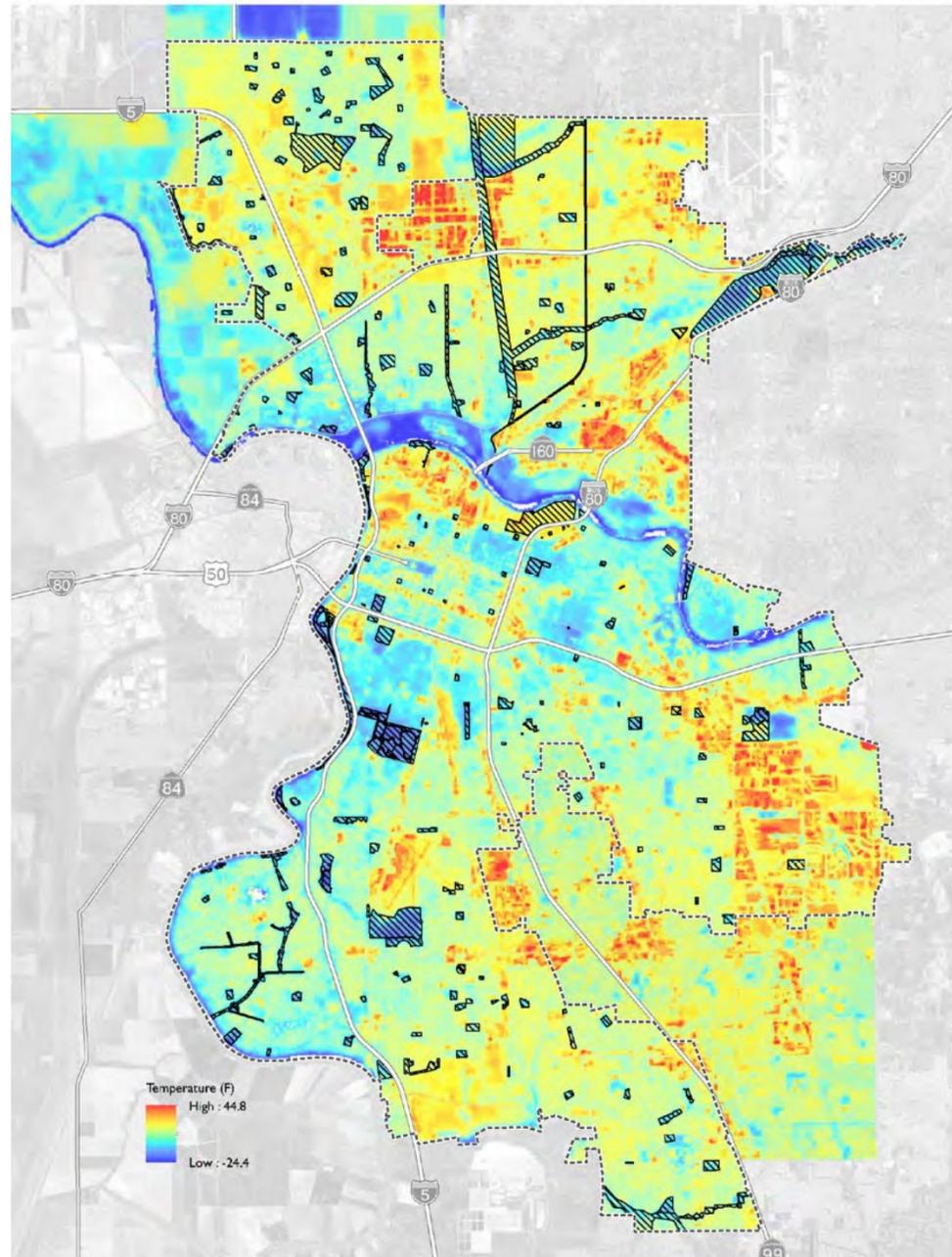
ULI Randall Lewis Center for Sustainability in Real Estate

Drives industry transformation, cultivates leaders and champions, and helps foster solutions for sustainable, resilient, healthy and equitable cities and communities

ULI CA - NV Technical Assistance Leadership Exchange

Seven public agencies were selected to participate in Technical Assistance Panel focused on local resilience and land use challenges

City - County Collaboration



Shared Challenges

Heat does not know municipal boundaries

Our constituents do not know municipal boundaries

EJ communities are mixed between City and County

Shared Strengths

Resilience and climate adaptation strategies

Policy framework to address challenges

Partners like ULI and other stakeholders



TALE Process

Prepare

Staff developed questions and briefing materials, prepared a tour, and an interviewee list

Convene

Panelists toured locations in County and City and interviewed local care-holders

Recommend

Panel made near- and long-term recommendations for each question

Implement

Collaborate with care-holders to maintain momentum and implement heat mitigation strategies

Our Questions to the TAP

- Best Practices for Design & Development
- Regulatory Pathways
- Incentives & Funding
- Equity & Underserved Areas
- Role of the Private Sector

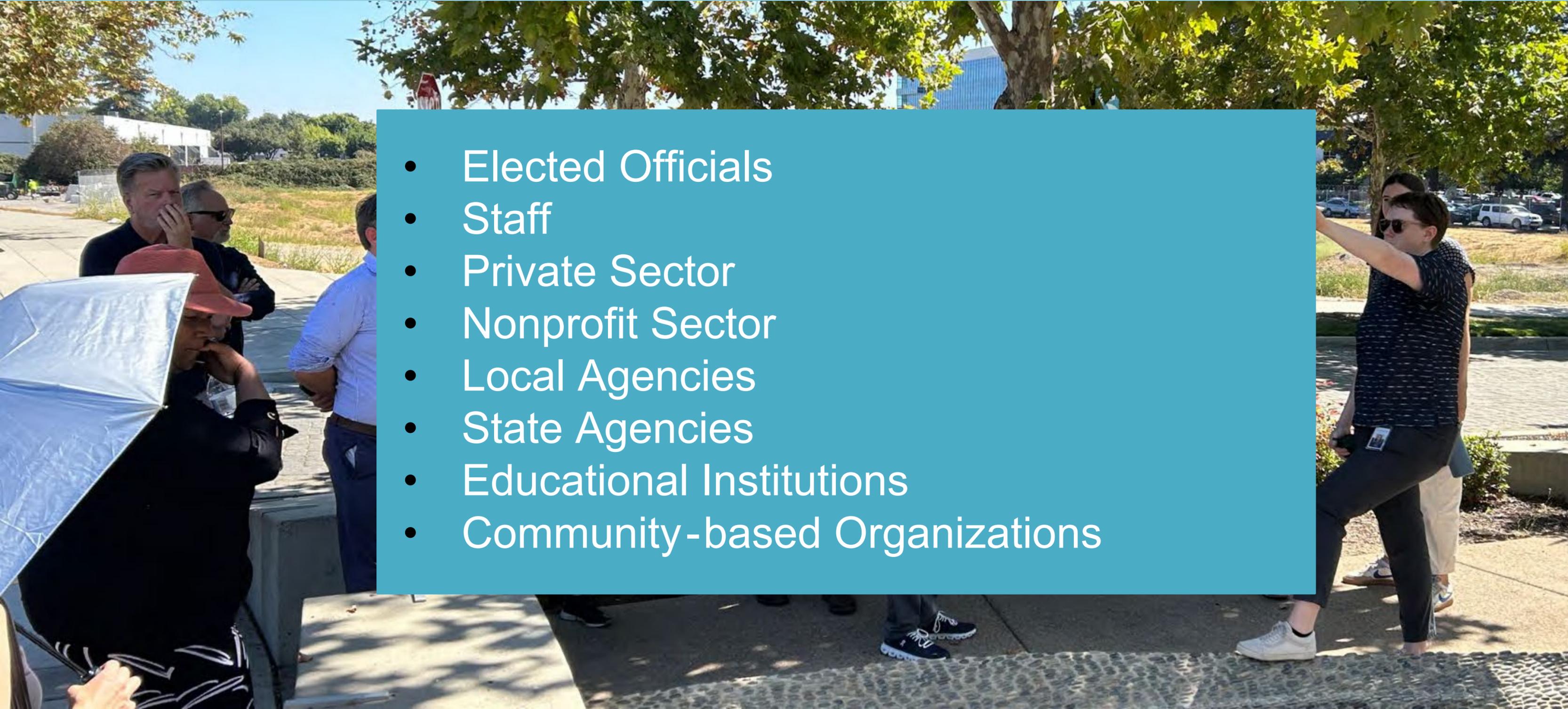
Shared Core Challenge

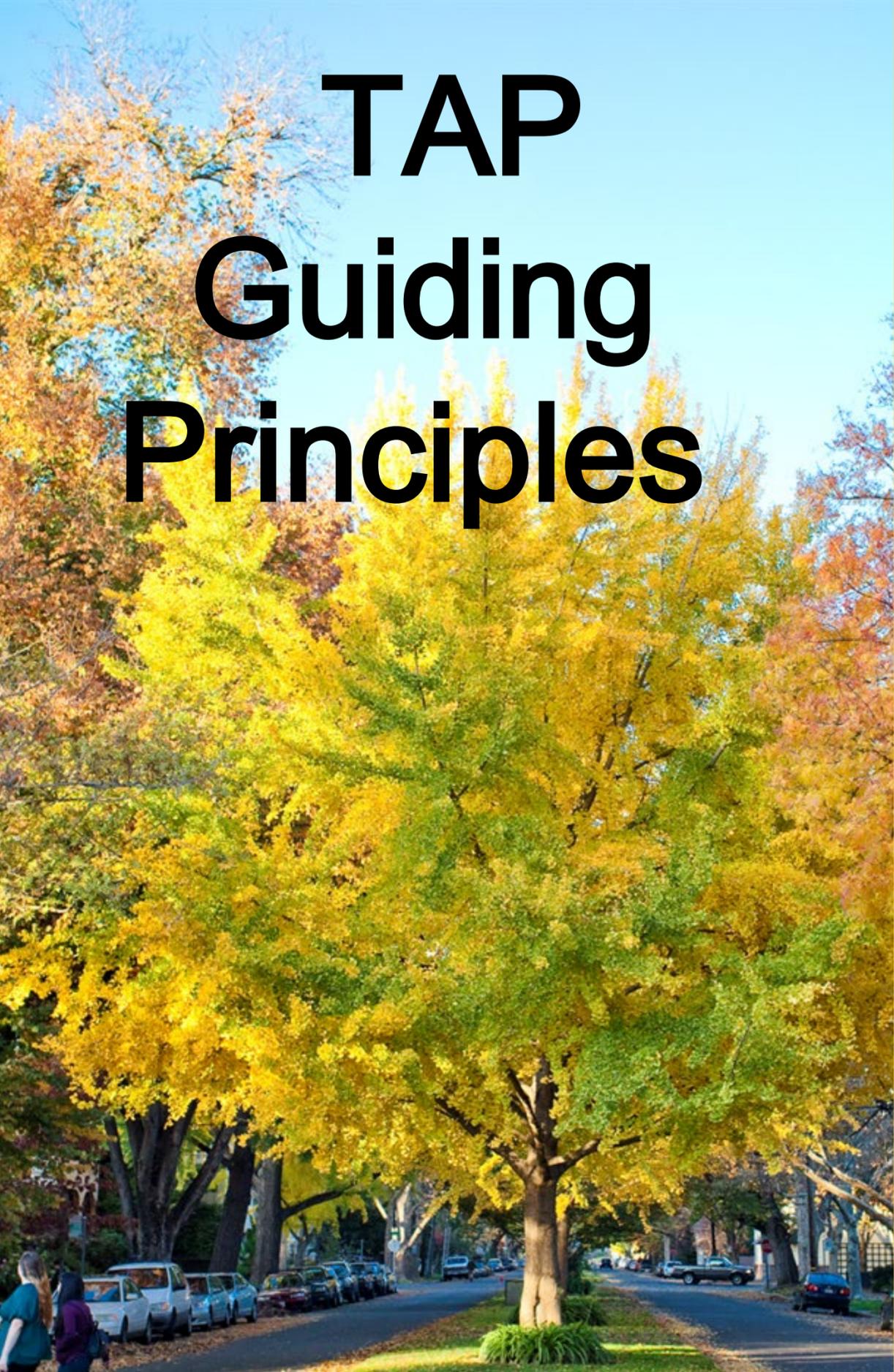
How can we embed cooling strategies into our densifying urban fabric, including in under-resourced areas without undermining housing production?



List of Care - holders

- Elected Officials
- Staff
- Private Sector
- Nonprofit Sector
- Local Agencies
- State Agencies
- Educational Institutions
- Community-based Organizations





TAP Guiding Principles

- **Shade is Shade**
- **Tree canopy is a public good –
Should be managed as critical
infrastructure**
- **Use a systems approach**
- **Rebuild trust with accountability**
- **Focus on and plan for performance**
- **Focus on neighborhood scale**
- **Build and scale capacity through
partnerships**

Design and Development: Near Term Recommendations



**Prioritize de -paving +
micro -forests**

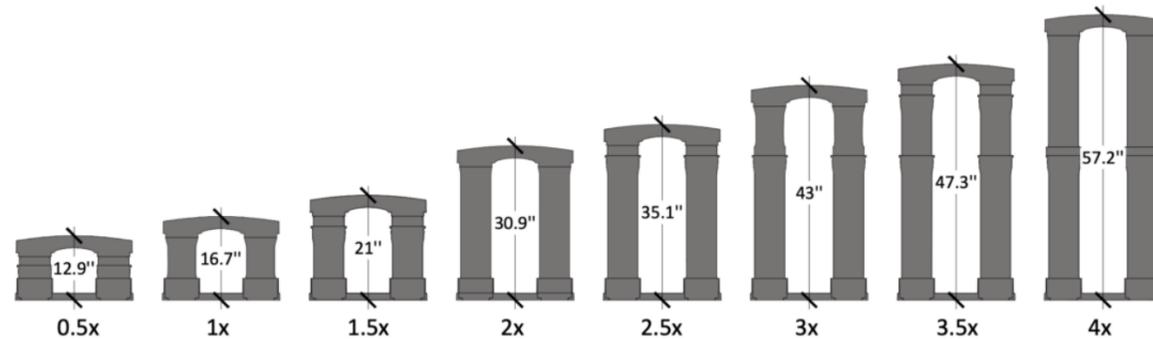
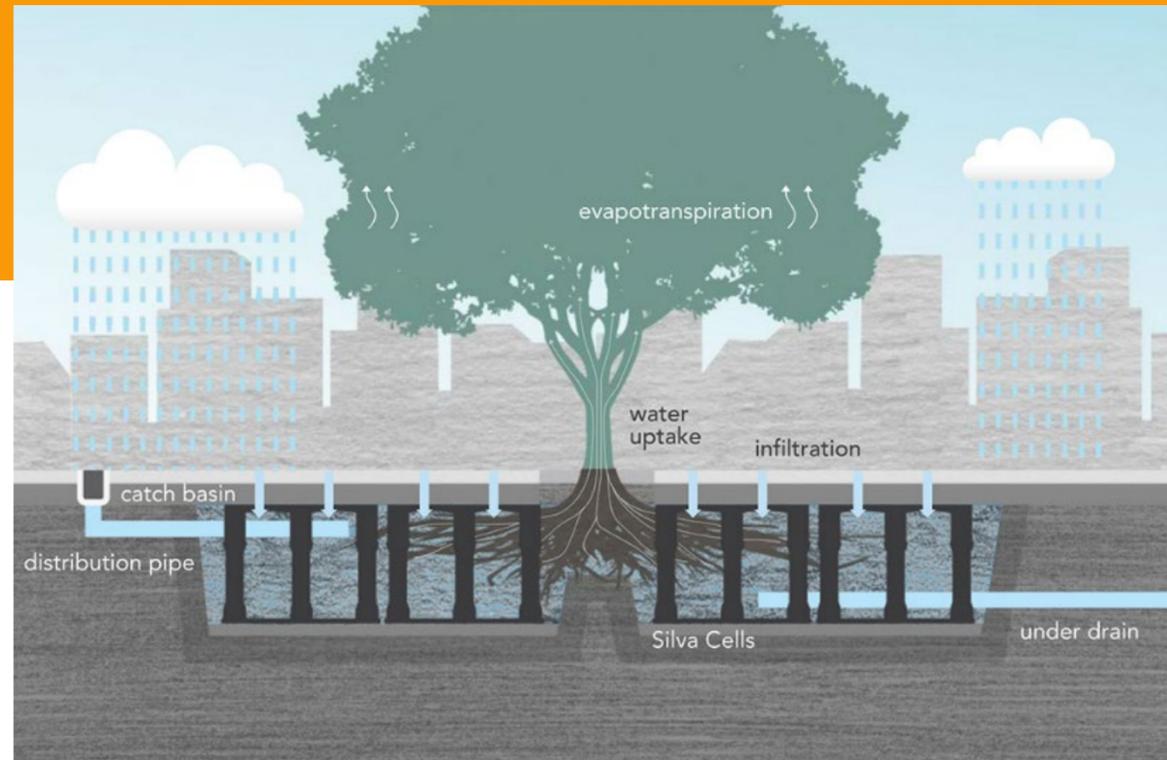


**Shade for priority
locations**

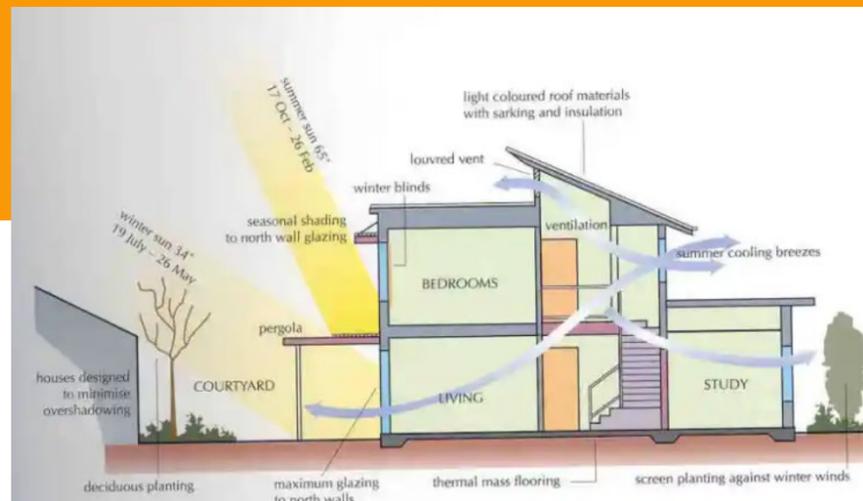


**Pilot new green
infrastructure
techniques**

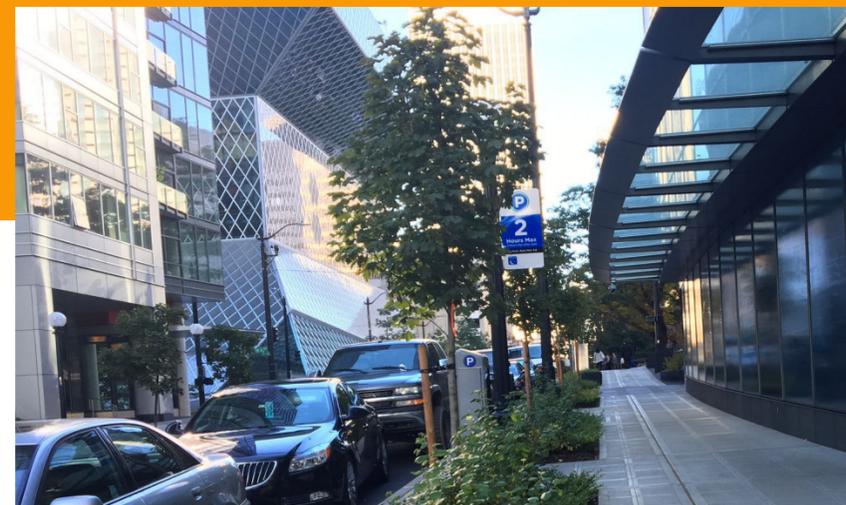
Design and Development: Near Term Recommendations



Design and Development: Long - Term Recommendations



Update Design Guidelines, standards, and review process for climate performance



Require more shade for new development



Identify priority shade goals using a neighborhood approach

Regulatory Approaches

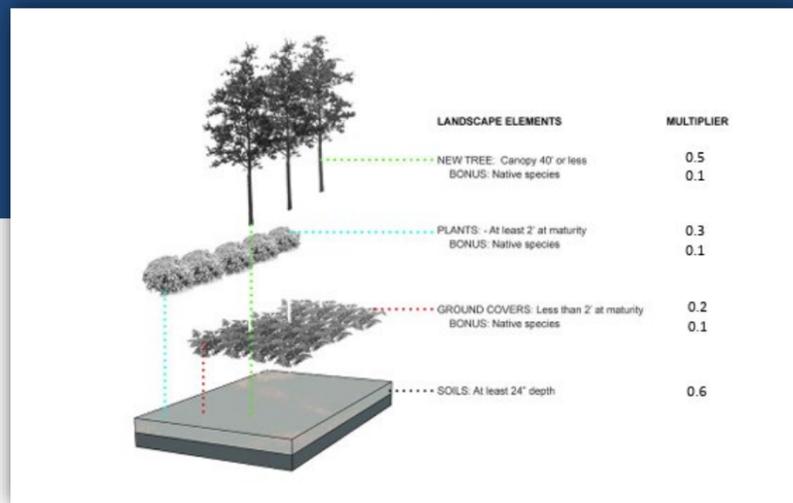
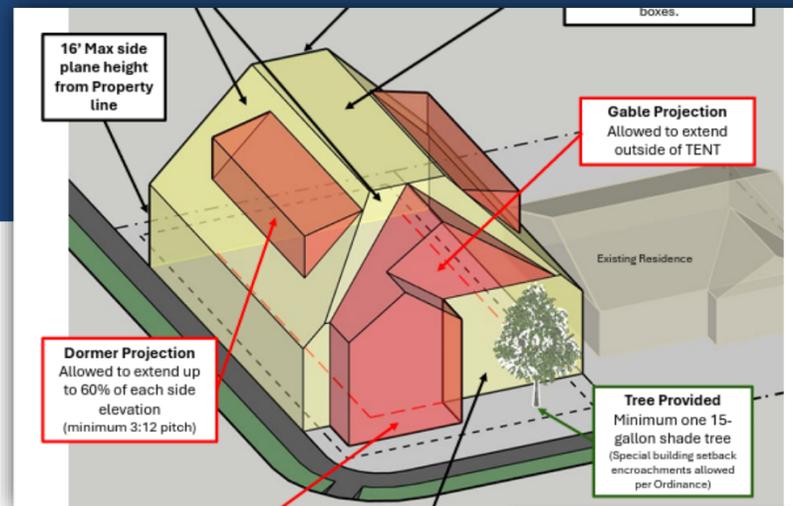


Diagram illustrating landscape elements and their multipliers:

LANDSCAPE ELEMENTS	MULTIPLIER
NEW TREE: Canopy 40' or less BONUS: Native species	0.5 0.1
PLANTS: - At least 2' at maturity BONUS: Native species	0.3 0.1
GROUND COVERS: Less than 2' at maturity BONUS: Native species	0.2 0.1
SOILS: At least 24" depth	0.6

Use outcome-based measures and set canopy and shade goals at the neighborhood scale



Align our codes with urban forestry goals and policies



Pair requirements and rules with enforcement

Equity and Underserved Areas

Near - Term Recommendations



**Support Community -
Based Organizations
(CBO)**



**Improve access to
cooling centers and air
conditioning**



**Shade play structures
& support laborers in
avoiding extreme heat**

Equity and Underserved Areas

Long - Term Recommendations



Support small businesses and homeowners in tree maintenance



Support workforce development



Expand clean energy and efficiency programs

Collaborations and Funding

Near - Term Recommendations



**Consider extreme heat
focused MOU between
City and County**



**Identify and engage
with CBO partners**



**Collaborate on grants
to support
implementation**

Collaborations and Funding

Long - Term Recommendations



Explore a Joint Powers Authority such as a Climate Resilience District



Move toward durable sources of funding



Expand the Tent – Engage Developers and other care -holders, including CBOs

Next Steps: County + City



**Prepare an MOU
to guide ongoing
collaboration**

**Document policy
options**

**Conduct
informational
interviews**

**Coordinate with
Current Planning &
Zoning Administration**

Next Steps: ULI



**Launch a study
tour**

**Continue
connections to
developers**

**Provide letters
of support**

**Continue to elevate
the importance of
heat strategies**

Thank you!

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Extreme Heat Mitigation webpage:

