Webinar

ULI Colorado: The Future of Density

Date: May 08, 2020

00:00:28 --> 00:00:32:	Good afternoon everyone. Thank you for joining today's session.
00:00:32 --> 00:00:35:	The future of density. We're ready to get started.
00:00:35 --> 00:00:40:	I'm Sarah Franklin, director with you like Colorado.
00:00:40 --> 00:00:42:	I'm joined today by our staff Michael Leccese,
00:00:42 --> 00:00:45:	who you will hear from momentarily as well as Marion
00:00:45 --> 00:00:45:	Epic.
00:00:45 --> 00:00:48:	At least. Martinez who are helping to run today's session
00:00:48 --> 00:00:49:	behind the scenes.
00:00:53 --> 00:00:55:	Few things I should mention before we jump in all
00:00:55 --> 00:00:58:	of you are currently muted in your videos turn DOF.
00:00:58 --> 00:01:01:	We will keep you muted throughout today's session.
00:01:01 --> 00:01:04:	However, we'd like you to use the chat box feature
00:01:04 --> 00:01:06:	of Zoom located at the bottom of your screens to
00:01:06 --> 00:01:08:	direct any comments and questions.
00:01:08 --> 00:01:11:	Distaffen panelists we've reserved time towards the end of the
00:01:11 --> 00:01:15:	session specifically to address questions from the chat box that
00:01:15 --> 00:01:17:	you can send these in at anytime.
00:01:17 --> 00:01:18:	We will also be recording.
00:01:18 --> 00:01:21:	This session will share a copy of the recording to
00:01:21 --> 00:01:22:	the resources page.
00:01:22 --> 00:01:24:	And you will, like Colorado's website.
00:01:24 --> 00:01:27:	In addition to this, you can find this recording and
00:01:27 --> 00:01:30:	many other recordings from the various webinars that have been
00:01:30 --> 00:01:34:	occurring on diverse topics across the National District Council network
00:01:34 --> 00:01:35:	on you allies. Knowledge Finder.

00:01:39 --> 00:01:41:	We have a full agenda today.
00:01:41 --> 00:01:45:	We're excited to welcome an excellent lineup of speakers with
00:01:45 --> 00:01:47:	both national and local expertise,
00:01:47 --> 00:01:49:	who I think you will find each have a unique
00:01:49 --> 00:01:53:	and important perspective on the topic of density and pre
00:01:53 --> 00:01:56:	and post pandemic errors and we are very grateful for
00:01:56 --> 00:02:00:	John Dad Desmond's participation in moderating today.
00:02:00 --> 00:02:02:	To help us get started,
00:02:02 --> 00:02:04:	I'm pleased to turn it over to Michael Chazy,
00:02:04 --> 00:02:08:	executive director of you like Colorado for a few announcements
00:02:08 --> 00:02:09:	and UI updates.
00:02:09 --> 00:02:12:	Thank you, Michael.
00:02:12 --> 00:02:13:	Thank you Sarah.
00:02:16 --> 00:02:21:	Well, welcome everybody and thank you for attending today's session
00:02:21 --> 00:02:23:	from our staff and leadership.
00:02:23 --> 00:02:24:	Start my view.
00:02:27 --> 00:02:29:	From our staff and leadership.
00:02:29 --> 00:02:31:	We hope you're staying safe and well.
00:02:31 --> 00:02:34:	We have 136 people registered today and 2/3 of you,
00:02:34 --> 00:02:37:	or non members from delayed by that number for non
00:02:37 --> 00:02:38:	members.
00:02:38 --> 00:02:41:	We hope you will see the value of joining you
00:02:41 --> 00:02:45:	alive for programs like these which we're hosting at least
00:02:45 --> 00:02:48:	once a month and virtual formats as well as our
00:02:48 --> 00:02:51:	new arm chair tours virtual series so keep an eye
00:02:51 --> 00:02:55:	out pronouncements about those you'll I annualize Colorado or containing
00:02:56 --> 00:02:58:	all our committee work career development.
00:02:58 --> 00:03:02:	Policy work and programs in virtual formats through June.
00:03:02 --> 00:03:05:	In addition to our continued focus on best practices and
00:03:05 --> 00:03:06:	and land use,
00:03:06 --> 00:03:10:	we are providing information you need to deal with today's
00:03:10 --> 00:03:13:	challenges while also looking forward to the future of the
00:03:13 --> 00:03:16:	new normal when we can refer return to the worker
00:03:16 --> 00:03:20:	creating and enjoying vibrant and thriving in dense urban places,
00:03:20 --> 00:03:23:	which is what today's program is all about.
00:03:23 --> 00:03:24:	First time is a bout.
00:03:24 --> 00:03:26:	A few things coming up.
00:03:26 --> 00:03:31:	Applications are open for two of our great learning programs.

00:03:31 --> 00:03:34:	The real State Diversity Initiative and Development 360.
00:03:34 --> 00:03:37:	You can see your chat box for links to information
00:03:38 --> 00:03:41:	about these programs and had a reply and you have
00:03:41 --> 00:03:42:	a few weeks to do that.
00:03:42 --> 00:03:47:	We have two webinars coming up highlighting affordable housing issues
00:03:47 --> 00:03:50:	on May 14th are Boulder Committee working with my colleague
00:03:50 --> 00:03:54:	Mary Ann is doing a great program and innovative solutions
00:03:54 --> 00:03:58:	for homelessness with case studies on new projects in Boulder
00:03:58 --> 00:04:00:	and Longmont and on June 4th,
00:04:00 --> 00:04:03:	our Southern Colorado Committee is taking a look at.
00:04:03 --> 00:04:06:	Affordable housing innovations in Colorado Springs.
00:04:06 --> 00:04:10:	Both of those programs will feature virtual tours of some
00:04:10 --> 00:04:14:	of these new projects and panel discussions among the private
00:04:14 --> 00:04:18:	developers and public sector and nonprofit members who created them.
00:04:18 --> 00:04:20:	You'll I, the global organization,
00:04:20 --> 00:04:24:	is also hosting a spring meeting webinars series starting Monday,
00:04:24 --> 00:04:26:	May 11th, and you can.
00:04:26 --> 00:04:29:	There's a great topics you can check those out and
00:04:29 --> 00:04:30:	you'll i.org again.
00:04:30 --> 00:04:34:	Check your chat box for information on how to register
00:04:34 --> 00:04:35:	for those programs.
00:04:35 --> 00:04:38:	Make it to our staff Sarah Franklin Marion Epic and
00:04:38 --> 00:04:41:	at least Martinez and to our chair mikes older.
00:04:41 --> 00:04:43:	But I think is joining us today.
00:04:43 --> 00:04:46:	He's giving us many hours of guiding us through this
00:04:46 --> 00:04:47:	new reality and of course,
00:04:47 --> 00:04:50:	door panel of experts who will meet shortly.
00:04:50 --> 00:04:53:	And of course, to our 50 seven annual sponsors and
00:04:53 --> 00:04:55:	1400 members who support our work in Colorado.
00:04:55 --> 00:04:57:	So thank you again for joining us.
00:04:57 --> 00:04:59:	I'm now going to choose our moderator,
00:04:59 --> 00:05:02:	John Desmond. He's an old friend that are delighted to
00:05:02 --> 00:05:04:	have my board today.
00:05:04 --> 00:05:06:	He is the president of Revitalizing Cities,
00:05:06 --> 00:05:10:	LLC. And the former executive vice president for the downtown
00:05:10 --> 00:05:14:	Denver Partnership during his tenure at the partnership,
00:05:14 --> 00:05:17:	he was the key player in making such projects happen.

00:05:17 --> 00:05:21:	Is the 14th St Streetscape the 2007 downtown area plan?
00:05:21 --> 00:05:24:	The 5280 trail, which is a project in development and
00:05:24 --> 00:05:27:	he is a former chair of Denver Planning Board,
00:05:27 --> 00:05:29:	among many other civic activities.
00:05:29 --> 00:05:32:	Previously he worked for the US State Department,
00:05:32 --> 00:05:35:	is a practicing architect, so again,
00:05:35 --> 00:05:37:	we're delighted to have John and.
00:05:37 --> 00:05:41:	Take it away. Thank you Michael and good morning everybody
00:05:41 --> 00:05:42:	and welcome.
00:05:42 --> 00:05:44:	I'm honored to be here.
00:05:44 --> 00:05:46:	I'm going to get right into this.
00:05:46 --> 00:05:49:	I think we all have a firm belief in making
00:05:49 --> 00:05:53:	our urban places more Humane and that we are under
00:05:53 --> 00:05:58:	collective best when we create environments that foster vibrant and
00:05:58 --> 00:06:02:	healthy social interaction and create cities that offer a variety
00:06:02 --> 00:06:03:	of lifestyles,
00:06:03 --> 00:06:08:	mobility choices in a manner that minimizes waste and maximizes
00:06:08 --> 00:06:09:	equity.
00:06:09 --> 00:06:12:	A crucial strategy that many of us have advocated for
00:06:13 --> 00:06:16:	our whole careers to achieve these goals is through the
00:06:16 --> 00:06:19:	development of high density mixed use cities.
00:06:19 --> 00:06:24:	The COVID-19 panic pandemic is challenging that philosophy,
00:06:24 --> 00:06:28:	in part due to its initial disproportionate impact on densely
00:06:28 --> 00:06:29:	populated cities,
00:06:29 --> 00:06:33:	and now more broadly and for the foreseeable future,
00:06:33 --> 00:06:38:	because social distancing is become the primary public health strategy
00:06:38 --> 00:06:41:	in combating the rapid spread of the virus.
00:06:41 --> 00:06:45:	Social distancing is currently practiced really is the antithesis of
00:06:45 --> 00:06:46:	vibrancy in person,
00:06:46 --> 00:06:50:	community building that we have all advocated for for so
00:06:50 --> 00:06:50:	long.
00:06:50 --> 00:06:53:	So the questions are what is the future of dense
00:06:53 --> 00:06:57:	Urban Development and how do we take advantage of this
00:06:57 --> 00:07:00:	once in a lifetime opportunity to look at how we
00:07:00 --> 00:07:04:	can revitalize our urban environments and improve our public health
00:07:04 --> 00:07:08:	and well being without losing the essential component of what

00:07:08 --> 00:07:10:	makes our cities great,
00:07:10 --> 00:07:13:	which is to serve. As places that foster social,
00:07:13 --> 00:07:19:	cultural, and economic exchange and bring people together to collaborate,
00:07:19 --> 00:07:23:	commune and celebrate our humanity.
00:07:23 --> 00:07:26:	There are of already been a number of thoughtful articles
00:07:26 --> 00:07:27:	written about this,
00:07:27 --> 00:07:31:	including most recently, May 5th article in the New York
00:07:31 --> 00:07:35:	Times entitled Coronavirus Crisis threatens push for denser housing.
00:07:35 --> 00:07:39:	I encourage you to follow up after today's discussion with
00:07:39 --> 00:07:43:	this and other articles to ground yourself self more deeply
00:07:43 --> 00:07:44:	in this topic.
00:07:44 --> 00:07:47:	We've got a great panel of experts with diverse backgrounds
00:07:47 --> 00:07:51:	present this morning to help us address these questions.
00:07:51 --> 00:07:53:	They represent the academic, public,
00:07:53 --> 00:07:56:	and private sectors, as well as the fields of planning,
00:07:56 --> 00:07:58:	urban design and real estate development.
00:07:58 --> 00:08:02:	They will be available to answer questions I'm posing along
00:08:02 --> 00:08:03:	with your questions,
00:08:03 --> 00:08:06:	but first, we will set the stage with an expert
00:08:06 --> 00:08:09:	in this field who will provide some in depth background
00:08:09 --> 00:08:12:	on how cities have responded in the past to previous
00:08:12 --> 00:08:17:	pandemics and epidemics. And what the implications are for the
00:08:17 --> 00:08:17:	future.
00:08:17 --> 00:08:20:	Sarah Jensen Carr is that speaker and she is an
00:08:20 --> 00:08:24:	assistant professor at Northeastern University in Boston or teaching and
00:08:25 --> 00:08:28:	research focuses on the connections between landscape,
00:08:28 --> 00:08:30:	human health, urban ecology and design.
00:08:30 --> 00:08:33:	She's also a licensed architect and has a PhD in
00:08:34 --> 00:08:35:	environmental planning and.
00:08:35 --> 00:08:38:	Conveniently, she has a current book in progress.
00:08:38 --> 00:08:40:	The topography of Wellness, health,
00:08:40 --> 00:08:44:	and the American landscape that deals exactly with this topic.
00:08:44 --> 00:08:46:	So with that, I'd love to turn it over to
00:08:46 --> 00:08:48:	Sarah and the floor is yours.
00:08:48 --> 00:08:51:	Sarah, thank you. Thank you John,
00:08:51 --> 00:08:54:	for that great introduction. So as John mentioned,
00:08:54 --> 00:08:57:	yes I I have a book coming out soon that's
00:08:58 --> 00:09:01:	precisely on health and the American urban landscape.

00:09:01 --> 00:09:05:	And I'll admit that I'm trying to rest it back
00:09:05 --> 00:09:09:	from copy everything right now so I can significantly revise
00:09:09 --> 00:09:10:	the conclusion,
00:09:10 --> 00:09:14:	but I'm just, I'm really glad to be here today
00:09:14 --> 00:09:19:	to engage in this discussion with professionals that are working
00:09:19 --> 00:09:21:	in the field and that will work too.
00:09:21 --> 00:09:25:	To transform our landscape in response to this new pandemic.
00:09:25 --> 00:09:28:	Um, so I think to understand the future we do
00:09:28 --> 00:09:30:	have to look to the past.
00:09:30 --> 00:09:34:	In 2016, Karen Desalvo, who was in the interim secretary
00:09:34 --> 00:09:38:	of the US Department of Health and Human Services,
00:09:38 --> 00:09:41:	noted that public health had entered a new era where
00:09:41 --> 00:09:45:	one zip code is a better indicator of health than
00:09:45 --> 00:09:46:	genetic code.
00:09:46 --> 00:09:48:	The places we live are inextricably,
00:09:48 --> 00:09:54:	inextricably, tide to our health as modern day diseases are.
00:09:54 --> 00:10:01:	But are often complicated, not of genetic lifestyle and environmental
00:10:01 --> 00:10:02:	factors.
00:10:02 --> 00:10:03:	Prior to the current pandemic,
00:10:03 --> 00:10:05:	we saw a shift over the past 150 years and
00:10:06 --> 00:10:08:	what is considered a healthy and unhealthy environment.
00:10:08 --> 00:10:11:	So how did we move from the conception of an
00:10:11 --> 00:10:12:	unhealthy environment?
00:10:12 --> 00:10:15:	Being a densely populated urban center to the car centric
00:10:15 --> 00:10:19:	suburban and exurban environments decried by many planners and public
00:10:19 --> 00:10:21:	health researchers today.
00:10:21 --> 00:10:24:	Now I will note until this particular moment in time,
00:10:24 --> 00:10:26:	density was no longer seen as a conduit to disease
00:10:26 --> 00:10:27:	spread,
00:10:27 --> 00:10:29:	but as a way to build sustainable urban fabric for
00:10:29 --> 00:10:30:	increased walking,
00:10:30 --> 00:10:32:	biking, and social capital.
00:10:42 --> 00:10:45:	This is, of course, been completely upended by the COVID-19
00:10:45 --> 00:10:47:	pandemic in the course of a few weeks.
00:10:47 --> 00:10:50:	The city has suddenly been re centered as the locus
00:10:50 --> 00:10:50:	of disease.
00:10:50 --> 00:10:54:	The streets of our dentist places previously celebrated for their

00:10:54 --> 00:10:54:	diversity,
00:10:54 --> 00:10:57:	lice, connectivity, and economic robustness.
00:10:57 --> 00:11:00:	Now lie empty, and many of the apartment buildings and
00:11:00 --> 00:11:03:	townhouses that border them are empty as well.
00:11:03 --> 00:11:06:	The city has become terrifying enough that many of the
00:11:06 --> 00:11:08:	elite that live there have departed for rural areas,
00:11:08 --> 00:11:11:	and we now wait to see if they will return
00:11:11 --> 00:11:13:	an what the toll will be on those that remain.
00:11:13 --> 00:11:17:	And if the other benefits of dense urbanism can surmount
00:11:17 --> 00:11:19:	the fears that it now engenders.
00:11:19 --> 00:11:22:	The built environment we inhabit today has in fact been
00:11:22 --> 00:11:24:	formed by past epidemics and pandemics,
00:11:24 --> 00:11:27:	and will likely be further altered by today's crisis.
00:11:27 --> 00:11:31:	So much is still unknown about the characteristics of COVID-19,
00:11:31 --> 00:11:32:	but is more evidence emerges.
00:11:32 --> 00:11:35:	It will no doubt be essential focus of how we
00:11:35 --> 00:11:37:	plan and design the places we live,
00:11:37 --> 00:11:41:	work and socialize in our moment of unknowing we can
00:11:41 --> 00:11:44:	look to the past to speculate on the future.
00:11:44 --> 00:11:47:	The first movement connecting the built environment to population health
00:11:47 --> 00:11:50:	correlates with the beginnings of American urban history during the
00:11:50 --> 00:11:51:	Industrial Revolution.
00:11:51 --> 00:11:55:	As factories and workforce populations grew in city center so
00:11:55 --> 00:11:57:	that the amount of waste and sewage dumped in streets
00:11:57 --> 00:12:00:	slaughter houses were often still inside city limits,
00:12:00 --> 00:12:02:	there was no municipal sanitation,
00:12:02 --> 00:12:04:	and air pollution was rampant.
00:12:04 --> 00:12:07:	Many housing units left indoor plumbing or sufficient light and
00:12:07 --> 00:12:09:	fresh air for much of the 19th century.
00:12:09 --> 00:12:13:	Economic, environmental and public health were wholly separate spheres.
00:12:13 --> 00:12:15:	Soon, though, the massive outbreaks of Cholera,
00:12:15 --> 00:12:19:	typhoid and yellow fever required coordinated action between experts in
00:12:19 --> 00:12:20:	these fields.
00:12:20 --> 00:12:22:	Of particular concern were crowded tenements.
00:12:22 --> 00:12:26:	This cartoon, featured in Frank Leslie's illustrated newspaper in 1865,
00:12:26 --> 00:12:29:	was entitled the Tenement Houses of New York,
00:12:29 --> 00:12:31:	How the Poor live in crowded cities.

00:12:31 --> 00:12:35:	How pestilence is generated? How the parents are demoralized and
00:12:35 --> 00:12:36:	their children depraved.
00:12:36 --> 00:12:39:	The great source of destitution and crime?
00:12:39 --> 00:12:43:	Social scientists who were just beginning to explore the connections
00:12:43 --> 00:12:46:	between environment behavior pointed to physical density as a risk
00:12:46 --> 00:12:47:	factor for moral contagion,
00:12:47 --> 00:12:51:	as well as actual disease spread.
00:12:51 --> 00:12:54:	In this cartoon we see a Cholera envisioned as the
00:12:54 --> 00:12:58:	as a skeleton telling a landlord you will have to
00:12:58 --> 00:13:00:	come down with your rants.
00:13:00 --> 00:13:04:	I intend to occupy these premises myself and so this
00:13:04 --> 00:13:08:	really solidified the connection between.
00:13:08 --> 00:13:11:	Between people and.
00:13:11 --> 00:13:13:	But I see there's a note that sorry,
00:13:13 --> 00:13:16:	Sarah. OK sorry, I was just getting a chat,
00:13:16 --> 00:13:19:	but can everybody see the screen,
00:13:19 --> 00:13:21:	Sarah?
00:13:21 --> 00:13:22:	OK, never mind.
00:13:24 --> 00:13:24:	Oh
00:13:34 --> 00:13:38:	and So what? This led to in cities was the
00:13:38 --> 00:13:44:	massive installation of sanitary infrastructure throughout the city,
00:13:44 --> 00:13:48:	which transformed our streets, made them straighter,
00:13:48 --> 00:13:53:	wider, longer and and headed towards bodies of water.
00:13:55 --> 00:13:59:	A couple decades later, with streets and sanitary infrastructure transformed,
00:13:59 --> 00:14:03:	American cities would be further beautified by a large parks
00:14:03 --> 00:14:04:	campaign.
00:14:04 --> 00:14:07:	Frederick Law Olmsted, the designer of Central Park,
00:14:07 --> 00:14:10:	was also the Executive Secretary of the US Sanitary Commission.
00:14:10 --> 00:14:13:	His time there convinced him that density and slum conditions
00:14:13 --> 00:14:16:	were the root causes of disease and disease carried through
00:14:17 --> 00:14:18:	water in the atmosphere,
00:14:18 --> 00:14:21:	Central Park and many of his other parts leveraged fear
00:14:21 --> 00:14:24:	about the denture mental health effects of diseases to advocate
00:14:24 --> 00:14:26:	for the health benefits of green space.
00:14:26 --> 00:14:30:	From providing a mental health recite from the business of
00:14:30 --> 00:14:33:	the city to the supposed filtering effects of trees on

00:14:33 --> 00:14:33:	bad airs.
00:14:33 --> 00:14:39:	The associations between density and disease would eventually manifest themselves.
00:14:39 --> 00:14:40:	Um?
00:14:48 --> 00:14:50:	Sorry, my screen is stuck.
00:14:54 --> 00:14:56:	There we go.
00:14:56 --> 00:14:59:	Ebenezer Howard's Garden City, a town model that sought to
00:14:59 --> 00:15:02:	affectively combine the mobility of the city with the perceived
00:15:02 --> 00:15:03:	health of rural life and,
00:15:03 --> 00:15:06:	of course, move people out of the city entirely.
00:15:06 --> 00:15:07:	By giving each Imagine citizen,
00:15:07 --> 00:15:10:	they fixed plot of land distinct pedestrian networks to a
00:15:10 --> 00:15:11:	downtown,
00:15:11 --> 00:15:14:	any collective agricultural Greenbelt in town funds powered was not
00:15:14 --> 00:15:16:	only proposing simple exposure to nature,
00:15:16 --> 00:15:20:	but prescribing exacting economic and social relationships.
00:15:20 --> 00:15:23:	The density of the Garden City model is approximately 5000
00:15:23 --> 00:15:24:	people per square mile,
00:15:24 --> 00:15:26:	which is almost the same as many inner ring suburbs
00:15:26 --> 00:15:27:	today.
00:15:27 --> 00:15:30:	However, the cities were never built as self contained social
00:15:30 --> 00:15:30:	and economic units,
00:15:30 --> 00:15:33:	mostly due to the elimination of the Greenbelt due to
00:15:33 --> 00:15:36:	space constraints for the towns that were built in the
00:15:36 --> 00:15:38:	failure for individual farming to catch on.
00:15:38 --> 00:15:40:	That said, many were attracted to the suburbs promise of
00:15:40 --> 00:15:41:	fresh air,
00:15:41 --> 00:15:44:	an individual plots of green space and the Garden City
00:15:44 --> 00:15:48:	provided the template for many of our early American suburb.
00:15:48 --> 00:15:50:	Help with in fact a large driver of the move
00:15:50 --> 00:15:52:	to western cities like Phoenix and Denver,
00:15:52 --> 00:15:55:	which grew significantly by specifically recruiting asthmatics.
00:15:55 --> 00:15:58:	Doctor Charles Dennison's, Rocky Mountain health resorts,
00:15:58 --> 00:16:02:	written in 1880, advertised Colorado as the Switzerland of the
00:16:02 --> 00:16:02:	Americas,
00:16:02 --> 00:16:06:	invoking images of Clean Mountain Air and the generally accepted
00:16:06 --> 00:16:08:	superior moral values of Europeans.
00:16:08 --> 00:16:11:	This map by Denison attempts to show the climatic patterns
00:16:11 --> 00:16:12:	of Colorado.
00:16:12 --> 00:16:14:	Specifically it's dry cool air.

00:16:14 --> 00:16:17:	In the book he details the conditions of each settlement
00:16:17 --> 00:16:19:	in the state of Colorado Springs.
00:16:19 --> 00:16:21:	Specifically, he said, it is the home.
00:16:21 --> 00:16:25:	Also, they cultivated class of people who have been attracted
00:16:25 --> 00:16:28:	to the state by health conditions.
00:16:28 --> 00:16:30:	It was estimated that up to 1/4 of people who
00:16:30 --> 00:16:31:	settled in Colorado,
00:16:31 --> 00:16:34:	Arizona, and California in the late 1800s and very early
00:16:34 --> 00:16:37:	1900s did so for their health or family members health.
00:16:37 --> 00:16:41:	Ironically, agriculture and increasing irrigation supported plant growth in the
00:16:41 --> 00:16:43:	future in many developed allergies.
00:16:43 --> 00:16:46:	Nevertheless, by 1890, Denver had grown by almost a third
00:16:46 --> 00:16:49:	with almost 30,000 people moving there to treat consumption,
00:16:49 --> 00:16:53:	and that rate of growth would persist for the next
00:16:53 --> 00:16:54:	three decades.
00:16:54 --> 00:16:57:	The commonly accepted ideas of how environment affected health were
00:16:57 --> 00:16:59:	upended with the development of vaccines.
00:16:59 --> 00:17:02:	The immediacy of infectious disease abated somewhat,
00:17:02 --> 00:17:06:	but it didn't stop architects and landscape architecture exploring these
00:17:06 --> 00:17:06:	ideas.
00:17:06 --> 00:17:09:	Knowing that the pandemics of the early 1900s,
00:17:09 --> 00:17:11:	mainly the flu and tuberculosis,
00:17:11 --> 00:17:13:	could be addressed by medicine density,
00:17:13 --> 00:17:15:	was no longer an immediate concern.
00:17:15 --> 00:17:19:	But thinking about how, how architecture could optimize health was
00:17:19 --> 00:17:22:	Swiss architects later BC S machines for living was intensely
00:17:22 --> 00:17:26:	focused on what were exactly the right measurements for an
00:17:26 --> 00:17:29:	individual, and a community was made simply by producing those
00:17:29 --> 00:17:32:	units over and over again in his writings for the
00:17:32 --> 00:17:33:	hypothetical Radiant City,
00:17:33 --> 00:17:36:	he specifies that there should be 14 square meters per
00:17:36 --> 00:17:37:	occupant.
00:17:37 --> 00:17:40:	12 meters of plate glass window 4 meters in 50
00:17:40 --> 00:17:42:	centimeters divided by two.
00:17:42 --> 00:17:44:	To calculate the height of space,
00:17:44 --> 00:17:47:	the air should always be at 64.4 degrees Fahrenheit.
00:17:47 --> 00:17:50:	8 liters of air would go through the rooms every

00:17:50 --> 00:17:54:	minute for exact respiration that there should be 1000 people
00:17:54 --> 00:17:57:	per hectare and that people should walk no more than
00:17:57 --> 00:18:01:	100 meters to transport, and that would be elevator or
00:18:01 --> 00:18:02:	taxi.
00:18:02 --> 00:18:05:	Each residential unit of 400 by 400 meters would get
00:18:05 --> 00:18:09:	a swimming pool that would be 100 to 150 meters
00:18:09 --> 00:18:09:	in length.
00:18:09 --> 00:18:14:	He also specified that only 50 meters above ground level
00:18:14 --> 00:18:16:	would be access to pure air.
00:18:16 --> 00:18:20:	Concepts of health and built environment were almost entirely theoretical
00:18:20 --> 00:18:21:	at this point,
00:18:21 --> 00:18:23:	as vaccine for use for treatment,
00:18:23 --> 00:18:26:	but they were often combined with developing building technology.
00:18:26 --> 00:18:29:	The radiant City was conceived as a vertical Garden City
00:18:29 --> 00:18:32:	and took the sanitary infrastructure upwards as well.
00:18:32 --> 00:18:36:	Carbuccia envisioned all interactions is internal to the building itself,
00:18:36 --> 00:18:38:	and so the street as public realm was illuminated.
00:18:38 --> 00:18:42:	This was entirely purposeful as at this time the increasing
00:18:42 --> 00:18:45:	use of the automobile was resulting in congested roads.
00:18:45 --> 00:18:47:	Cruciate sought to liberate his buildings.
00:18:47 --> 00:18:51:	Residents from this filth or grime.
00:18:51 --> 00:18:53:	Welcome Boo. She only has one built work in the
00:18:53 --> 00:18:54:	United States.
00:18:54 --> 00:18:56:	We can see the influence of the writing from him
00:18:56 --> 00:18:57:	in European consortium,
00:18:57 --> 00:19:00:	Siam in many public housing units built in United States
00:19:00 --> 00:19:01:	in the mid century,
00:19:01 --> 00:19:04:	but without the context of the European social safety net,
00:19:04 --> 00:19:06:	many of the ideas that they pushed,
00:19:06 --> 00:19:09:	namely extreme density to keep green space around buildings,
00:19:09 --> 00:19:12:	reimagining the corridor instead of the street or ground,
00:19:12 --> 00:19:15:	is a place of social interaction and perhaps most of
00:19:15 --> 00:19:19:	all the aesthetic disruption and separation from existing Contacts ended
00:19:19 --> 00:19:22:	up being detrimental to many residents health instead.
00:19:22 --> 00:19:26:	However, aided by disinvestment, the Interstate system in government policy,
00:19:26 --> 00:19:28:	cities were still viewed for a long time as places
00:19:29 --> 00:19:33:	detrimental to health and development sprawled across the

	American landscape.
00:19:33 --> 00:19:37:	However, until recently, most public health researchers agree that exponentially
00:19:37 --> 00:19:38:	rising rates of obesity,
00:19:38 --> 00:19:42:	diabetes, heart disease, and cancer were connected to larger patterns
00:19:42 --> 00:19:43:	of change in society,
00:19:43 --> 00:19:46:	most indelibly to increasingly sedentary lifestyles.
00:19:46 --> 00:19:49:	In the United States, although other factors such as quality
00:19:49 --> 00:19:52:	at technological attachment also played a part in this rise,
00:19:52 --> 00:19:55:	they also agreed that increasing use of the automobile,
00:19:55 --> 00:19:56:	encouraged by the urban fabric,
00:19:56 --> 00:19:59:	was one of the chief reasons of these population health
00:19:59 --> 00:20:00:	changes.
00:20:00 --> 00:20:04:	While the previous errors had shaped their respective environments around
00:20:04 --> 00:20:05:	pandemic disease.
00:20:05 --> 00:20:08:	This era until now, with the first dealing with truly
00:20:08 --> 00:20:10:	man made and degenerative disease.
00:20:10 --> 00:20:12:	And to make matters worse,
00:20:12 --> 00:20:16:	car centric design exacerbated climate change in urban heat islands.
00:20:16 --> 00:20:20:	Also representing an existential threat to our health.
00:20:20 --> 00:20:23:	As these issues have only further manifested and we started
00:20:23 --> 00:20:24:	to see the benefits of density,
00:20:24 --> 00:20:26:	namely the way it supports public life,
00:20:26 --> 00:20:30:	walkable lifestyles and reduces the demand for personal vehicles.
00:20:30 --> 00:20:33:	Density supports our health in ways that will persist after
00:20:33 --> 00:20:34:	we find a vaccine for COVID-19,
00:20:34 --> 00:20:37:	and I believe we will.
00:20:37 --> 00:20:39:	That so we focus on density because it's probably the
00:20:39 --> 00:20:43:	most graspable concept of design and planning the foundation of
00:20:43 --> 00:20:47:	almost every argument about the building environment and health overtime.
00:20:47 --> 00:20:49:	It appears to be an objective quality of planning and
00:20:49 --> 00:20:51:	design that is also easily measurable,
00:20:51 --> 00:20:54:	but we have also let it define the difference between
00:20:54 --> 00:20:55:	City and suburb.
00:20:55 --> 00:20:59:	Perhaps have been neglected cultural meanings and changing demographics.
00:20:59 --> 00:21:02:	However, given the urgency of the current pandemic were in,
00:21:02 --> 00:21:04:	the onus will be on us as stewards of the

00:21:04 --> 00:21:07:	built environment to explain the Longview of continuing to build
00:21:07 --> 00:21:10:	to a density that is supportive of health and social
00:21:10 --> 00:21:13:	cohesion. To achieve that will require a focus on placemaking
00:21:13 --> 00:21:14:	equity and health,
00:21:14 --> 00:21:17:	not just a number. We understand the density can mean.
00:21:17 --> 00:21:20:	Actual population housing units, or FAR and so to dispel
00:21:20 --> 00:21:21:	these immediate fears,
00:21:21 --> 00:21:24:	we need to be clear about the built environment.
00:21:24 --> 00:21:27:	Implications of each one of those measurements and study its
00:21:27 --> 00:21:28:	relationship to kobid.
00:21:28 --> 00:21:32:	19 and much of that is still unknown.
00:21:32 --> 00:21:34:	And at the same time we should pay closer attention
00:21:34 --> 00:21:35:	to where density is a problem,
00:21:35 --> 00:21:39:	especially in the living conditions of frontline and service workers
00:21:39 --> 00:21:41:	who will be most vulnerable to disease.
00:21:41 --> 00:21:44:	Canadian urbanist Chapitre recently said that we must delineate the
00:21:44 --> 00:21:46:	difference between physical crowding,
00:21:46 --> 00:21:50:	defined as a lack of space and perceived crowding.
00:21:50 --> 00:21:53:	Defined as a sensation or distinct feeling related to space.
00:21:53 --> 00:21:57:	Mainstream urbanis often have difficulty responding to the psychological nuances
00:21:58 --> 00:22:01:	because the metrics used to measure urban density or floor
00:22:01 --> 00:22:01:	area ratios.
00:22:01 --> 00:22:04:	Residential density and population density.
00:22:04 --> 00:22:06:	These and other spatial metrics are relevant,
00:22:06 --> 00:22:10:	but woefully inadequate for addressing our human needs.
00:22:10 --> 00:22:13:	We don't know yet what the post Pandemic City will
00:22:13 --> 00:22:13:	look like,
00:22:13 --> 00:22:17:	and of course the built environment can't address the failures
00:22:17 --> 00:22:19:	of our health system in equities and treatment,
00:22:19 --> 00:22:21:	and most of all, the hope for a vaccine.
00:22:21 --> 00:22:24:	But every crisis forces us to rethink the way we
00:22:24 --> 00:22:24:	live,
00:22:24 --> 00:22:27:	especially hand in hand with emerging technologies such as the
00:22:27 --> 00:22:28:	one shown here.
00:22:28 --> 00:22:32:	Wastewater infrastructure, the railroad and mass production have all LED
00:22:32 --> 00:22:34:	us to where we are today as we endure this

00:22:34 --> 00:22:37:	crisis an understand that there are others ahead of us.
00:22:37 --> 00:22:39:	Let us take what we have learned from history,
00:22:39 --> 00:22:42:	an shape a healthier. And more resilient future.
00:22:42 --> 00:22:44:	Thank you so much for having me here today.
00:22:55 --> 00:22:59:	Thank you, Sarah. That was great and fascinating to learn
00:22:59 --> 00:23:03:	that the urban design cure for one set of diseases.
00:23:03 --> 00:23:07:	Sort of fostered a whole new set of diseases that
00:23:07 --> 00:23:10:	weren't related to epidemic conditions.
00:23:10 --> 00:23:12:	I want it at this point.
00:23:12 --> 00:23:15:	Now I want to turn to our panelists and their
00:23:15 --> 00:23:17:	great group of people.
00:23:17 --> 00:23:20:	We have, in addition to Sarah who will stay on
00:23:20 --> 00:23:21:	as as a panel.
00:23:21 --> 00:23:23:	So we have Laura Aldrete,
00:23:23 --> 00:23:28:	the executive director for Denver Community Planning and Development,
00:23:28 --> 00:23:32:	Jordan block urban design, lead for HDR incorporated.
00:23:32 --> 00:23:36:	Marc Falcone, CEO, founder of Continuum Partners,
00:23:36 --> 00:23:39:	and Elena Scott, a principle at Norris Design,
00:23:39 --> 00:23:42:	and I'm going to start out by asking.
00:23:42 --> 00:23:45:	All of you to answer the first question,
00:23:45 --> 00:23:50:	and that is how do you typically think about density?
00:23:50 --> 00:23:55:	And let's start with Laura on that one.
00:23:55 --> 00:24:00:	Alright, thanks John, really delighted to be here today and
00:24:00 --> 00:24:01:	fascinating.
00:24:01 --> 00:24:03:	You know, I agree with you,
00:24:03 --> 00:24:08:	John. The correlation between urban design and health at Sara
00:24:08 --> 00:24:13:	presented makes us think a little bit differently about form,
00:24:13 --> 00:24:18:	but it is right. Obviously coming from the city standpoint,
00:24:18 --> 00:24:20:	we are supportive of density.
00:24:20 --> 00:24:24:	It is imbedded in our planning documents and it is
00:24:24 --> 00:24:26:	density really supports.
00:24:26 --> 00:24:30:	The The Blueprint, Denver which just was.
00:24:30 --> 00:24:35:	Adopted last April, it really focuses on that relationship between
00:24:35 --> 00:24:37:	land use and transportation,
00:24:37 --> 00:24:42:	so increasing density along transit corridors and nodes is critical
00:24:42 --> 00:24:45:	to creating equity across the city.
00:24:45 --> 00:24:47:	It provides access to jobs,
00:24:47 --> 00:24:51:	housing, education, open space and as well as density.
00:24:51 --> 00:24:55:	Also gives us an opportunity to create a range of

00:24:55 --> 00:24:56:	housing types.
00:24:56 --> 00:25:00:	Sorry, there's a fire truck going by downtown and.
00:25:00 --> 00:25:04:	And you know, I just say in general you know
00:25:04 --> 00:25:09:	good city building is the creation of dense urban communities,
00:25:09 --> 00:25:14:	so we are coming from a place where density is
00:25:14 --> 00:25:16:	part of the solution.
00:25:16 --> 00:25:18:	Great.
00:25:18 --> 00:25:20:	Thank you Laura Jordan. Oh,
00:25:20 --> 00:25:22:	you're up next. OK, thanks John.
00:25:22 --> 00:25:25:	Yeah for me density is sort of the great enabler,
00:25:25 --> 00:25:29:	right? I mean, it's a mechanism that allows us to
00:25:29 --> 00:25:33:	have more resilient places both economically and ecologically,
00:25:33 --> 00:25:36:	physically and socially connected places,
00:25:36 --> 00:25:38:	and even in the time of pandemic.
00:25:38 --> 00:25:41:	And in my mind, healthier places.
00:25:41 --> 00:25:44:	Our team is working a lot on this idea of
00:25:44 --> 00:25:46:	health oriented development to us.
00:25:46 --> 00:25:49:	What that means is creating places and planning for places
00:25:49 --> 00:25:53:	in creating development that is built around the idea of
00:25:53 --> 00:25:55:	physical and mental health you know.
00:25:55 --> 00:25:58:	And this includes a lot of things like promoting active
00:25:58 --> 00:25:59:	users and activity,
00:25:59 --> 00:26:03:	physical activity, generating the opportunity for open space,
00:26:03 --> 00:26:06:	getting people away from things that are dangerous,
00:26:06 --> 00:26:10:	their health like particulate matter from things like highways,
00:26:10 --> 00:26:12:	creating a framework for social.
00:26:12 --> 00:26:16:	Infrastructure. And getting kind of an equitable mix of housing
00:26:16 --> 00:26:19:	and jobs and either all elements or add to a
00:26:19 --> 00:26:20:	healthy place.
00:26:20 --> 00:26:22:	And there are also all elements in my mind that
00:26:22 --> 00:26:25:	are not only supported by the idea density,
00:26:25 --> 00:26:28:	but but largely driven by the idea density.
00:26:28 --> 00:26:31:	And I think that they're all critical as we sort
00:26:31 --> 00:26:34:	of conceived the city both in this pandemic time,
00:26:34 --> 00:26:35:	but also into the future.
00:26:35 --> 00:26:38:	I think that you know we were looking at this
00:26:38 --> 00:26:40:	well before the pandemic came along,
00:26:40 --> 00:26:43:	and they're just themes that we have to sort of
00:26:43 --> 00:26:43:	meet.
00:26:43 --> 00:26:47:	So density is sort of that great ingredient for really
00:26:47 --> 00:26:49:	healthy and safe and connected places,

Time	Text
00:26:49 --> 00:26:52:	but to me it's also sort of just that right?
00:26:52 --> 00:26:54:	It's a. It's an ingredient we need to do that
00:26:55 --> 00:26:58:	the density formula we need to add really thoughtful,
00:26:58 --> 00:27:01:	planning, thoughtful design, good policy.
00:27:01 --> 00:27:04:	That support things like small businesses and promotes sort of,
00:27:04 --> 00:27:06:	you know, the kind of life we want to live
00:27:06 --> 00:27:07:	in in our cities.
00:27:07 --> 00:27:09:	So density for the sake of density is not necessarily
00:27:10 --> 00:27:10:	the right answer,
00:27:10 --> 00:27:14:	but it is certainly the key that through unlocks the
00:27:14 --> 00:27:17:	potential for really healthy and strong places.
00:27:17 --> 00:27:19:	Great thanks Jordan Sarah.
00:27:22 --> 00:27:24:	Yeah, so my thoughts and density.
00:27:24 --> 00:27:28:	I think we're pretty much summarized in the presentation that
00:27:28 --> 00:27:29:	I just gave,
00:27:29 --> 00:27:32:	but you know that. But mainly I I do think
00:27:32 --> 00:27:35:	density is very important for you know,
00:27:35 --> 00:27:38:	the long term health issues we're going to face even
00:27:38 --> 00:27:39:	post pandemic,
00:27:39 --> 00:27:44:	but I think we have to understand why people were
00:27:44 --> 00:27:46:	maybe a little bit.
00:27:46 --> 00:27:48:	Hesitant right to accept density in the past,
00:27:48 --> 00:27:50:	and I think it's professionals.
00:27:50 --> 00:27:53:	We've all dealt like that when we suppose you know
00:27:53 --> 00:27:56:	a new housing development or something else,
00:27:56 --> 00:27:59:	and that these fears are very historically rooted and it
00:27:59 --> 00:28:02:	doesn't take much to tip it back towards this.
00:28:02 --> 00:28:05:	You know, over 100 years is sort of a fear
00:28:05 --> 00:28:07:	of density in cities that we already have.
00:28:07 --> 00:28:10:	So how do we present it in a way that
00:28:10 --> 00:28:14:	shows that it's actually the key to these current epidemics
00:28:14 --> 00:28:15:	that we say?
00:28:15 --> 00:28:19:	Great thank you, Mark.
00:28:19 --> 00:28:23:	You know, I always think about the settlement patterns through
00:28:23 --> 00:28:25:	the sort of lens of Maslow's pyramid,
00:28:25 --> 00:28:29:	right? You know people form their settlements around their physiological
00:28:29 --> 00:28:30:	needs 1st,
00:28:30 --> 00:28:34:	and then they gradually elevate their aspirations for their settlements.
00:28:34 --> 00:28:36:	You know, based on the stability,

00:28:36 --> 00:28:40:	the increasing stability of their of their society and you
00:28:40 --> 00:28:43:	get the very top of the pyramid and you look
00:28:43 --> 00:28:46:	at those Roman cities and you know that's really no
00:28:46 --> 00:28:49:	longer about meeting near term practical needs,
00:28:49 --> 00:28:53:	it's about. You know it's about embedding future societies with
00:28:53 --> 00:28:57:	monuments to the great achievements of yours of your civilization
00:28:57 --> 00:28:58:	at that moment,
00:28:58 --> 00:29:01:	and even the most advanced societies.
00:29:01 --> 00:29:05:	Can you know can can very quickly find themselves collapsing
00:29:05 --> 00:29:07:	back to very physiological need,
00:29:07 --> 00:29:09:	so you look at, you know,
00:29:09 --> 00:29:11:	a city like Sarajevo, which was,
00:29:11 --> 00:29:13:	you know, was a remarkable city.
00:29:13 --> 00:29:17:	And during those wars you know peoples peoples behaviors and
00:29:18 --> 00:29:19:	the way they reformed those.
00:29:19 --> 00:29:23:	You know those cities was very physiological.
00:29:23 --> 00:29:26:	The interesting thing about density is that it came about
00:29:26 --> 00:29:29:	as a as a mechanism to help maintain safety and
00:29:29 --> 00:29:31:	security for a society,
00:29:31 --> 00:29:35:	right? The first sort of dense settlements were really,
00:29:35 --> 00:29:39:	you know, people putting themselves behind walls where they could
00:29:39 --> 00:29:42:	collectively defend themselves against external threats,
00:29:42 --> 00:29:45:	and I think that you know what happens is that
00:29:45 --> 00:29:49:	people realize that in those environments the exchange of ideas,
00:29:49 --> 00:29:53:	the opportunity for more collaborative communal behavior.
00:29:53 --> 00:29:58:	You know increases significantly in those societies began to accelerate
00:29:58 --> 00:30:02:	themselves beyond and and beyond the pace of their competitors.
00:30:02 --> 00:30:06:	And you know, the open ended ideas here that aren't
00:30:06 --> 00:30:10:	even related to the pandemic are does technology give us
00:30:10 --> 00:30:14:	the ability to achieve that same kind of communal sort
00:30:14 --> 00:30:16:	of interaction and behavior? You know,
00:30:16 --> 00:30:21:	without you know, without having to be physically concentrated,
00:30:21 --> 00:30:24:	and you know, I think what the pandemic is doing
00:30:24 --> 00:30:24:	is.
00:30:24 --> 00:30:28:	It's forcing people to use these tools that have been

00:30:28 --> 00:30:30:	there and realized that oh,
00:30:30 --> 00:30:33:	wow, I don't necessarily have to be in the room
00:30:33 --> 00:30:34:	with that person.
00:30:34 --> 00:30:37:	In Los Angeles, we were actually able to have a
00:30:37 --> 00:30:40:	pretty a pretty meaningful dialogue over this screen.
00:30:40 --> 00:30:43:	You know, I don't know if it's the romantic part
00:30:43 --> 00:30:44:	of me or not,
00:30:44 --> 00:30:47:	but I actually think it's somewhat observed.
00:30:47 --> 00:30:50:	I do think that they need to be intimate with
00:30:50 --> 00:30:51:	physically intimate,
00:30:51 --> 00:30:54:	and I don't mean that obviously I mean that just
00:30:54 --> 00:30:55:	in a in a in a.
00:30:55 --> 00:30:58:	You know, you know, in a convivial way,
00:30:58 --> 00:31:00:	I'm borrowing the term from a friend,
00:31:00 --> 00:31:02:	but the idea of that,
00:31:02 --> 00:31:05:	I think, is primal, and I think that as the
00:31:05 --> 00:31:07:	physiological threats recede,
00:31:07 --> 00:31:10:	I think it will be very difficult for us to
00:31:10 --> 00:31:11:	resist the need to,
00:31:11 --> 00:31:15:	you know, those physiological needs.
00:31:15 --> 00:31:19:	Great, thanks, Mark Ilana. Thank you John.
00:31:19 --> 00:31:22:	Hello everyone, happy Friday and I'm so happy to be
00:31:22 --> 00:31:25:	spending my morning with you as a landscape architecture,
00:31:25 --> 00:31:29:	landscape architect and planner. I'm thinking about density from the
00:31:29 --> 00:31:32:	perspective of the public realm so all the spaces in
00:31:32 --> 00:31:35:	between the buildings that are multi use and occupied by
00:31:35 --> 00:31:38:	people and cars and bikes and dogs and scooters and
00:31:38 --> 00:31:40:	seating and hopefully a few trees.
00:31:40 --> 00:31:44:	Because Biophilic design is really important to our health.
00:31:44 --> 00:31:46:	Density done well includes thoughtfully,
00:31:46 --> 00:31:50:	integrated amenities, so spaces that fit and flow with architecture
00:31:50 --> 00:31:51:	in the city framework,
00:31:51 --> 00:31:54:	the spaces that link buildings to the outdoors,
00:31:54 --> 00:31:56:	the Stoops, the balconies and patios.
00:31:56 --> 00:31:59:	There was not only provide a pedestrian scale,
00:31:59 --> 00:32:01:	but even more important in the current pandemic,
00:32:01 --> 00:32:05:	these places have allowed people to feel socially closer,
00:32:05 --> 00:32:06:	so they're at a safe distance,
00:32:06 --> 00:32:09:	but they can take Comfort Inn in feeling I in
00:32:09 --> 00:32:10:	hearing each other,

00:32:10 --> 00:32:12:	especially when people are, you know,
00:32:12 --> 00:32:14:	howling at the moon at.
00:32:14 --> 00:32:17:	At 8:00 PM for essential workers or the people that
00:32:17 --> 00:32:20:	have moved their pianos to their windows so that people
00:32:20 --> 00:32:22:	can walk by an here and experience that fill.
00:32:22 --> 00:32:25:	These spaces are small. They are incredibly impactful.
00:32:25 --> 00:32:27:	An socially they help us connect,
00:32:27 --> 00:32:30:	which has been really important right now I Sarah mentioned
00:32:30 --> 00:32:33:	we have to be really careful not to confuse density
00:32:33 --> 00:32:36:	with overcrowding as there's a really important distinction.
00:32:36 --> 00:32:39:	Crowding is happening with too many people are going places
00:32:39 --> 00:32:43:	at the same time where as well design places thoughtfully
00:32:43 --> 00:32:46:	or accommodating the occupancy and creating multiple nodes in.
00:32:46 --> 00:32:49:	Outlets for people to flow in and out density is
00:32:49 --> 00:32:49:	walkable.
00:32:49 --> 00:32:53:	It's social, it's culture. It allows amenities to be efficiently
00:32:53 --> 00:32:54:	distributed.
00:32:54 --> 00:32:57:	There are many ways that people occupy the public realm
00:32:57 --> 00:32:58:	and dense environments,
00:32:58 --> 00:33:01:	and we as humans are very creative and so we
00:33:01 --> 00:33:03:	know how to use space when it's provided,
00:33:03 --> 00:33:07:	were resilient. And while their current questions about Density's role
00:33:07 --> 00:33:10:	in the future history has taught us that we make
00:33:10 --> 00:33:12:	changes to accommodate health considerations,
00:33:12 --> 00:33:15:	but we do not lose the big picture on the
00:33:15 --> 00:33:16:	importance of density.
00:33:16 --> 00:33:19:	That links people, promotes walkability,
00:33:19 --> 00:33:21:	and efficiently uses our resources.
00:33:21 --> 00:33:23:	And that list goes on and on.
00:33:23 --> 00:33:25:	So thanks John. Back to you.
00:33:25 --> 00:33:28:	Great, thank you Mark. You touched on this a little
00:33:28 --> 00:33:28:	bit.
00:33:28 --> 00:33:32:	I'm going to ask Laura first answer this next question,
00:33:32 --> 00:33:35:	which is what are your observations on whether density has
00:33:36 --> 00:33:39:	changed given the current pandemic and how so.
00:33:39 --> 00:33:43:	What technology transit other things?
00:33:43 --> 00:33:47:	So Laura, going right, so I exactly as as Mark
00:33:47 --> 00:33:49:	was talking about.
00:33:49 --> 00:33:50:	He just a big word,
00:33:50 --> 00:33:55:	human conviviality, but what I would say is right at

00:33:55 --> 00:33:56:	the end of the day,
00:33:56 --> 00:34:01:	the human experience or the urban experience is really about
00:34:01 --> 00:34:03:	human interactions.
00:34:03 --> 00:34:07:	So as you're walking down the street that I contact
00:34:07 --> 00:34:11:	that you have with that one other person,
00:34:11 --> 00:34:14:	and it's how the built environment.
00:34:14 --> 00:34:19:	Is influencing that and so that airgo density you know?
00:34:19 --> 00:34:23:	I think specifically as it relates to mobility.
00:34:23 --> 00:34:27:	I believe we are going to see more of a
00:34:27 --> 00:34:32:	shift towards balancing of that right of way space and
00:34:32 --> 00:34:33:	right if you,
00:34:33 --> 00:34:38:	if anybody's gotten downtown in the last two months,
00:34:38 --> 00:34:42:	it is this shocking vacancy of of cars and you
00:34:43 --> 00:34:44:	can drive your.
00:34:44 --> 00:34:48:	You can ride your bike anywhere you can pretty much
00:34:48 --> 00:34:50:	walk in in the middle of the street,
00:34:50 --> 00:34:54:	and as I'm sure you're experiencing that in your neighborhoods,
00:34:54 --> 00:34:59:	I think what's interesting about being downtown with empty rights
00:34:59 --> 00:35:02:	of way is that there are very few cars parked
00:35:02 --> 00:35:05:	and there is no movement from vehicles,
00:35:05 --> 00:35:08:	and so you suddenly began to to realize that what
00:35:08 --> 00:35:12:	we consider call the public right of way and we
00:35:12 --> 00:35:15:	have just given it to cars and made that assumption.
00:35:15 --> 00:35:19:	We now can have a different conversation about about the
00:35:19 --> 00:35:23:	public right of way actually being the public realm and
00:35:24 --> 00:35:25:	for the people.
00:35:25 --> 00:35:28:	And so I think this is an interesting moment for
00:35:28 --> 00:35:29:	us to reexamine.
00:35:29 --> 00:35:33:	If if we're not going to go back to everyone
00:35:33 --> 00:35:34:	going to work,
00:35:34 --> 00:35:38:	that suggests that there is an opportunity for fewer cars
00:35:38 --> 00:35:41:	for the volume of cars within that right of way
00:35:41 --> 00:35:45:	to be reduced and for us to rethink about the
00:35:45 --> 00:35:47:	what is the appropriate balance.
00:35:47 --> 00:35:51:	For that right of way to address all the users.
00:35:51 --> 00:35:55:	So bikes, pedestrians as well as cars and claim more
00:35:55 --> 00:35:56:	of that space.
00:35:56 --> 00:35:59:	I think in terms of the public realm,
00:35:59 --> 00:36:03:	Elena was spot on in terms of those spaces that
00:36:03 --> 00:36:07:	are on the edges of the public realm moving into

00:36:07 --> 00:36:09:	the private space.
00:36:09 --> 00:36:14:	So Stoops and balconies are new opportunities to think differently,
00:36:14 --> 00:36:16:	even if they are maybe facade,
00:36:16 --> 00:36:19:	you know, just placed on the.
00:36:19 --> 00:36:22:	On the front facade. Maybe not meaningful,
00:36:22 --> 00:36:25:	but if they have access to open windows,
00:36:25 --> 00:36:29:	you suddenly have ways to begin to flow between what's
00:36:29 --> 00:36:32:	in the private space of our homes and offices,
00:36:32 --> 00:36:35:	and pushing out into that public realm.
00:36:35 --> 00:36:39:	And I think the other opportunity is increasing parklets,
00:36:39 --> 00:36:43:	which are the parking meters that are given over and
00:36:43 --> 00:36:44:	in Denver.
00:36:44 --> 00:36:46:	We do it once a day in a year and
00:36:46 --> 00:36:49:	allow restaurants or retail to come.
00:36:49 --> 00:36:55:	Utilized those parking on street parking areas meters spaces for
00:36:55 --> 00:36:59:	activity or relaxation or some type of if not green.
00:36:59 --> 00:37:04:	Some kind of a space for again that human interaction
00:37:04 --> 00:37:08:	to happen in a small moment and so I think
00:37:08 --> 00:37:13:	those are opportunities of how mobility and using cars versus
00:37:13 --> 00:37:18:	creating the spaces for people is going to change in
00:37:18 --> 00:37:19:	the future.
00:37:19 --> 00:37:22:	Great thanks, Laura Jordan. Did you have?
00:37:22 --> 00:37:25:	Yeah, after that, yeah I did I completely agree with
00:37:25 --> 00:37:26:	Laura on everything.
00:37:26 --> 00:37:29:	She said. You know, in the question of how density
00:37:29 --> 00:37:30:	is changed.
00:37:30 --> 00:37:33:	I mean, it's it's probably too soon to see exactly
00:37:33 --> 00:37:34:	what has changed.
00:37:34 --> 00:37:36:	I think we'll see that kind of unfold overtime,
00:37:36 --> 00:37:39:	but I guess that the root of the question is
00:37:39 --> 00:37:41:	I don't think that density has a mandate to change
00:37:42 --> 00:37:42:	yet.
00:37:42 --> 00:37:44:	And the reason I think that a lot of what
00:37:44 --> 00:37:45:	Sarah shared.
00:37:45 --> 00:37:46:	I don't think this pandemic,
00:37:46 --> 00:37:49:	or really, those of you know other other issues we've
00:37:49 --> 00:37:52:	seen have been an indictment on the idea of density.
00:37:52 --> 00:37:55:	I mean. You know, I pulled up a few numbers
00:37:55 --> 00:37:55:	before this,
00:37:55 --> 00:37:57:	just to kind of get a sense.
00:37:57 --> 00:38:00:	You know, San Francisco is four times the density of

00:38:00 --> 00:38:03:	Denver and has had a threefold reduced rate of infection
00:38:03 --> 00:38:04:	from Denver.
00:38:04 --> 00:38:07:	Places like soul have 20 times greater density than than
00:38:07 --> 00:38:10:	Denver and have something like an 80 cold or section
00:38:10 --> 00:38:12:	and an infection rate,
00:38:12 --> 00:38:14:	and so obviously there's a whole other web and R
00:38:14 --> 00:38:17:	that can talk about what places did right and wrong,
00:38:17 --> 00:38:19:	and that's not necessarily here,
00:38:19 --> 00:38:22:	but I think what it does point out is that
00:38:22 --> 00:38:22:	density,
00:38:22 --> 00:38:25:	really. Is not the root of the problem,
00:38:25 --> 00:38:27:	right? So I don't think density should change,
00:38:27 --> 00:38:29:	but what I would say is that the way we
00:38:30 --> 00:38:32:	prioritize our investments need to change to a lot of
00:38:33 --> 00:38:33:	Laura said so.
00:38:33 --> 00:38:37:	We're supporting the right kind of density and creating that
00:38:37 --> 00:38:38:	context for density.
00:38:38 --> 00:38:40:	You know, we've treated the city,
00:38:40 --> 00:38:43:	I think for decades now is sort of.
00:38:43 --> 00:38:46:	The economic center and that sort of primary role,
00:38:46 --> 00:38:47:	and so we you know,
00:38:47 --> 00:38:49:	a lot of investments count again people in and out
00:38:49 --> 00:38:49:	of the city.
00:38:49 --> 00:38:51:	For instance, on big arterial roads,
00:38:51 --> 00:38:54:	right? Things like that. And what I think this pandemic
00:38:54 --> 00:38:57:	has shown me and I think a lot of people
00:38:57 --> 00:38:59:	out there is that we're trying to shift to sort
00:38:59 --> 00:39:01:	of another lens. In my opinion,
00:39:01 --> 00:39:04:	more important land which is the city is sort of
00:39:04 --> 00:39:06:	a social and cultural hub and.
00:39:06 --> 00:39:09:	That could look like a lot of different things,
00:39:09 --> 00:39:11:	but I think what we've seen or some of the
00:39:11 --> 00:39:12:	things that Laura is shared.
00:39:12 --> 00:39:15:	Like you know, converting some of our streets to shared
00:39:15 --> 00:39:15:	uses,
00:39:15 --> 00:39:18:	even temporarily, has had such an incredible impact on some
00:39:18 --> 00:39:21:	of the inner city Denver neighborhoods and around the country.
00:39:21 --> 00:39:23:	I've seen great examples, you know,
00:39:23 --> 00:39:26:	we need to prioritize the creation of open space that's
00:39:26 --> 00:39:27:	both in the right away,
00:39:27 --> 00:39:28:	but also right now. You know,

00:39:28 --> 00:39:31:	we create open space largely as a result of new
00:39:31 --> 00:39:31:	development,
00:39:31 --> 00:39:34:	and I think that once we start shifting priorities,
00:39:34 --> 00:39:36:	that could be that could change to sort of investing
00:39:36 --> 00:39:38:	in that more in spreading it more.
00:39:38 --> 00:39:40:	Equitably it you know, I think we need to create
00:39:40 --> 00:39:43:	the policies for supporting things like the arts and small
00:39:43 --> 00:39:46:	businesses because these are the things that strengthen cities and
00:39:46 --> 00:39:49:	these are the things that we're seeing incredible outpourings of
00:39:49 --> 00:39:52:	life online and even some what kind of from a
00:39:52 --> 00:39:53:	distance in person,
00:39:53 --> 00:39:56:	right? You know, seeing the Symphony Orchestra a friend sent
00:39:56 --> 00:39:57:	the Boston pops playing,
00:39:57 --> 00:39:58:	you know, kind of on a zoom call.
00:39:58 --> 00:40:01:	It's just you know that those are the things that
00:40:01 --> 00:40:03:	we create as you sort of this connection to each
00:40:03 --> 00:40:05:	other in this connection to humanity.
00:40:05 --> 00:40:08:	And that's something that's not going to change about cities
00:40:08 --> 00:40:12:	and something that we should be supporting and strengthening.
00:40:12 --> 00:40:14:	You know, I think that another another one.
00:40:14 --> 00:40:16:	I think I have to mention is housing,
00:40:16 --> 00:40:18:	you know, I think that in a ship of investment
00:40:18 --> 00:40:21:	from that economic model to the social model is creating
00:40:21 --> 00:40:24:	opportunities for people to live in cities again and to
00:40:24 --> 00:40:26:	do so at different price points is just just absolutely
00:40:26 --> 00:40:29:	critical to the health and success of cities and to
00:40:29 --> 00:40:32:	the health and success of all the things that cities
00:40:32 --> 00:40:36:	offer. Like those parts in those businesses in the arts.
00:40:36 --> 00:40:38:	Again, just to sort of summarize,
00:40:38 --> 00:40:42:	I I don't think that density is something that should
00:40:42 --> 00:40:42:	change,
00:40:42 --> 00:40:45:	it's just how we set the stage for it.
00:40:45 --> 00:40:48:	Thanks, Jordan. I want to move to another question now,
00:40:48 --> 00:40:52:	and that is how will health become a bigger factor
00:40:52 --> 00:40:55:	moving forward in each of your areas of work?
00:40:55 --> 00:40:58:	And really, I want to focus first of all on
00:40:58 --> 00:41:01:	Elena 'cause I know you prepared an answer on this
00:41:01 --> 00:41:01:	one.
00:41:01 --> 00:41:03:	So I have thank you John Sarah.

00:41:03 --> 00:41:05:	Can you pull up my slides,
00:41:05 --> 00:41:05:	please?
00:41:09 --> 00:41:11:	Thank you all right everyone.
00:41:11 --> 00:41:13:	The question for us is how we develop,
00:41:13 --> 00:41:16:	grow and make plan decisions that allow people to feel
00:41:16 --> 00:41:19:	comfortable and maintain health in their community.
00:41:19 --> 00:41:21:	It's important for us to take the long term view
00:41:21 --> 00:41:25:	and avoid reactionary decisions while also adapting to the current
00:41:25 --> 00:41:28:	situation to create safe spaces for people to recreation and
00:41:28 --> 00:41:31:	enjoy the outdoors. Exactly what we've all been talking about
00:41:32 --> 00:41:32:	here.
00:41:32 --> 00:41:34:	I think we also know that the value of parks
00:41:34 --> 00:41:36:	and trails is at an all time high.
00:41:36 --> 00:41:38:	Several cities have been tracking this.
00:41:38 --> 00:41:41:	If you, if you haven't looked to see what Vancouver.
00:41:41 --> 00:41:44:	Been doing, it's pretty fascinating and I totally we all
00:41:44 --> 00:41:47:	know that their very popular from being being in our
00:41:48 --> 00:41:51:	local parks and being on our trails to understand how
00:41:51 --> 00:41:53:	parks and rec infrastructure might change.
00:41:53 --> 00:41:57:	Though we first need to understand the baseline condition.
00:41:57 --> 00:42:00:	How are we typically determining how much space is needed
00:42:00 --> 00:42:03:	and where it should be so on the screen right
00:42:03 --> 00:42:05:	now on the parks and rec perspective,
00:42:05 --> 00:42:07:	we have Capitol Hill neighborhood,
00:42:07 --> 00:42:10:	one Park, the goal for Parks and Recreation.
00:42:10 --> 00:42:12:	Sorry is that we have one park within a 10
00:42:12 --> 00:42:14:	minute walk of all residents.
00:42:14 --> 00:42:17:	Another rule of thumb is that each person would have
00:42:17 --> 00:42:20:	about 400 square feet of park space and another one
00:42:20 --> 00:42:24:	was established decades ago is 10 acres per thousand residents.
00:42:24 --> 00:42:27:	So those are the standards for Parks and Recreation that
00:42:27 --> 00:42:28:	exists outside of COVID-19.
00:42:28 --> 00:42:31:	So here's a Capitol Hill neighborhood.
00:42:31 --> 00:42:33:	It has a population density of 23,000 people.
00:42:33 --> 00:42:36:	People per square mile Cheesman Park is the primary serving
00:42:36 --> 00:42:39:	park by the Capitol Hill neighborhood,
00:42:39 --> 00:42:40:	and it's about 80 acres.
00:42:40 --> 00:42:43:	You can see The Walking distance and number of units
00:42:43 --> 00:42:44:	within that 10 minute walk.
00:42:44 --> 00:42:47:	I have a quarter mile and a half mile.

00:42:47 --> 00:42:49:	Radius around that park there.
00:42:49 --> 00:42:51:	As you can see on the screen also were already.
00:42:51 --> 00:42:54:	You're already a little short on park space in this
00:42:54 --> 00:42:56:	particular neighborhood.
00:42:56 --> 00:42:59:	Anonymity high density areas of cities in general this is
00:42:59 --> 00:43:01:	not exclusive to Denver,
00:43:01 --> 00:43:04:	is just an example and also Denver's working on this
00:43:04 --> 00:43:06:	part of their parks and rec plan.
00:43:06 --> 00:43:09:	You know how to increase that park access within the
00:43:09 --> 00:43:10:	10 minute walk.
00:43:10 --> 00:43:13:	The point is that right now the shortage is even
00:43:13 --> 00:43:16:	greater so we're already only at 150 square feet per
00:43:16 --> 00:43:18:	person in this neighborhood of this park.
00:43:18 --> 00:43:21:	So what used to be enough space for Mini has
00:43:21 --> 00:43:24:	decreased based on the need to social distance.
00:43:24 --> 00:43:26:	So from there from the short term,
00:43:26 --> 00:43:28:	what are the ways we can adapt to create more
00:43:28 --> 00:43:30:	park space and play space for people?
00:43:30 --> 00:43:33:	Next slide, Sarah Ann adaptability is key.
00:43:33 --> 00:43:36:	We're not going to magically create enough park space for
00:43:36 --> 00:43:37:	everybody,
00:43:37 --> 00:43:39:	especially in the short term,
00:43:39 --> 00:43:42:	but we can better utilize or other public spaces like
00:43:42 --> 00:43:42:	streets,
00:43:42 --> 00:43:45:	so I have a diagram that showing that was just
00:43:45 --> 00:43:46:	showing a second ago.
00:43:46 --> 00:43:49:	That shows how a Main Street commercial area can be
00:43:49 --> 00:43:53:	reprogrammed to accommodate those many uses PEDs and bikes.
00:43:53 --> 00:43:55:	Seating areas pick up windows which is going to continue
00:43:56 --> 00:43:59:	to be an important activity on our streets moving forward.
00:43:59 --> 00:44:02:	Also restaurant and sidewalk sale zones to bring more room
00:44:02 --> 00:44:04:	for economic health in our downtowns.
00:44:04 --> 00:44:05:	In order, mixed use communities.
00:44:05 --> 00:44:08:	Those play spaces that were shown in the slides.
00:44:08 --> 00:44:10:	You know, we can take our right of ways an
00:44:10 --> 00:44:13:	really utilized those to accommodate so many different things,
00:44:13 --> 00:44:16:	especially with that decrease in traffic.
00:44:16 --> 00:44:18:	A lot of these things don't come at a very
00:44:18 --> 00:44:19:	high capital cost,
00:44:19 --> 00:44:21:	which is really important to understand,
00:44:21 --> 00:44:24:	because right now, especially with sales tax revenue down,

00:44:24 --> 00:44:27:	that's not. That's not a thing we were not getting
00:44:27 --> 00:44:28:	more money,
00:44:28 --> 00:44:29:	but we do need more space.
00:44:29 --> 00:44:33:	Lastly, one example we created that diagram with concerts in
00:44:33 --> 00:44:34:	the Park,
00:44:34 --> 00:44:38:	outdoor movies safely. It's really about decentralization and the importance
00:44:38 --> 00:44:42:	of multiple outdoor gathering nodes will be so you know,
00:44:42 --> 00:44:46:	highlighted moving forward, the pocket parks that are smaller scale
00:44:46 --> 00:44:47:	throughout the city.
00:44:47 --> 00:44:50:	That helps us to achieve the 10 minute wachal.
00:44:50 --> 00:44:53:	It helps us to not have 50 million people driving
00:44:53 --> 00:44:56:	to 1 parking lot and all taking off from one
00:44:56 --> 00:44:56:	spot.
00:44:56 --> 00:44:58:	So it really it will help us completely.
00:44:58 --> 00:45:02:	One more adaptation to understand is if you could go
00:45:02 --> 00:45:03:	to the next one,
00:45:03 --> 00:45:06:	Sarah. Um, yes, so that was the part diagram was
00:45:06 --> 00:45:08:	talking and these will all be in the slideshow.
00:45:08 --> 00:45:10:	You guys will get this.
00:45:10 --> 00:45:12:	Download it and then go to the next one.
00:45:12 --> 00:45:15:	And this might be a little controversial,
00:45:15 --> 00:45:17:	but I'm going to talk about it anyway.
00:45:17 --> 00:45:19:	This is really about scale,
00:45:19 --> 00:45:21:	so open space scale and I'm using City Park Golf
00:45:21 --> 00:45:23:	course just as his example here.
00:45:23 --> 00:45:25:	And just so you know I am a golfer.
00:45:25 --> 00:45:28:	It's just that we're seeing so much pressure on our
00:45:28 --> 00:45:29:	current infrastructure.
00:45:29 --> 00:45:32:	We have to look and think outside the box on
00:45:32 --> 00:45:35:	what our public infrastructure is and what we have available.
00:45:35 --> 00:45:37:	City Park Golf Course is 136 acres.
00:45:37 --> 00:45:40:	If you just look at the fairways alone,
00:45:40 --> 00:45:42:	that's 2929% of that course is fairway,
00:45:42 --> 00:45:44:	so that's about 39 acres.
00:45:44 --> 00:45:48:	At safe social distancing, you accommodate about 4000 families in
00:45:48 --> 00:45:51:	that green space just on the fairways and also have
00:45:51 --> 00:45:54:	a great loop trail system within a high density neighborhood
00:45:54 --> 00:45:56:	with its current uses golf.
00:45:56 --> 00:45:58:	If you had eight people per hole,

00:45:58 --> 00:46:00:	that's 144 people. So the point here is,
00:46:00 --> 00:46:03:	let's just start thinking about how we are using our
00:46:03 --> 00:46:05:	very limited green space within cities,
00:46:05 --> 00:46:07:	and especially in the short term environment.
00:46:07 --> 00:46:11:	Look at those things. Elementary schools are also great as
00:46:11 --> 00:46:13:	well as parking lots and then next slide,
00:46:13 --> 00:46:15:	which is my last slide.
00:46:15 --> 00:46:17:	Um, I think I did good on time,
00:46:17 --> 00:46:19:	but you know we are resilient.
00:46:19 --> 00:46:22:	People are moving forward to do these things in right
00:46:22 --> 00:46:23:	away is now.
00:46:23 --> 00:46:25:	How can we look at streets to connect and create
00:46:26 --> 00:46:29:	these pocket parks so that we do have that decentralized
00:46:29 --> 00:46:32:	activity going on throughout our neighborhoods.
00:46:32 --> 00:46:34:	We have incredible strength when we work together,
00:46:34 --> 00:46:37:	the public and the private and every single one of
00:46:37 --> 00:46:40:	us all working together has really shown how we can
00:46:40 --> 00:46:43:	overcome things and make things happen.
00:46:43 --> 00:46:45:	And we are innovative as we look to create policy
00:46:45 --> 00:46:46:	in the future.
00:46:46 --> 00:46:49:	We have got to be thoughtful about it right now
00:46:49 --> 00:46:52:	because there's crowded trails doesn't mean all trails need to
00:46:52 --> 00:46:53:	be 15 feet wide.
00:46:53 --> 00:46:55:	It means that we need to create nodes.
00:46:55 --> 00:46:58:	You know, every 300 feet for safe pulling off and
00:46:58 --> 00:46:58:	passage.
00:46:58 --> 00:47:01:	So we just need to be really thoughtful and innovative
00:47:01 --> 00:47:02:	in the future.
00:47:02 --> 00:47:04:	I have so many ideas I could have spent 10
00:47:05 --> 00:47:06:	minutes on each of those slides,
00:47:06 --> 00:47:09:	but for now, in the interest of time I'll end
00:47:09 --> 00:47:09:	here.
00:47:09 --> 00:47:12:	Thanks, John. Thanks, that's a good teaser for future right
00:47:12 --> 00:47:13:	webinars.
00:47:13 --> 00:47:17:	So Sarah. Did you have anything to add to that?
00:47:17 --> 00:47:20:	I mean, yeah, it's it's been an interesting past couple
00:47:20 --> 00:47:23:	months because they've been working in what was thought of
00:47:23 --> 00:47:26:	as sort of like a niche topic of expertise and
00:47:26 --> 00:47:28:	all the sudden.
00:47:28 --> 00:47:31:	Become urgent, which I actually don't think I force.
00:47:31 --> 00:47:34:	I feel like I'm always in this position of advocating

00:47:34 --> 00:47:37:	of why the built environment is so crucial to our
00:47:37 --> 00:47:37:	health.
00:47:37 --> 00:47:40:	That said, you know over a decade of researching this
00:47:40 --> 00:47:42:	and just to give a little background,
00:47:42 --> 00:47:44:	I came from actually healthcare architecture.
00:47:44 --> 00:47:47:	I worked in the healthcare architecture for a long time
00:47:47 --> 00:47:49:	and I went back to school to get my MLA
00:47:49 --> 00:47:51:	and my PhD because I was interested in,
00:47:51 --> 00:47:55:	you know how all these metrics that guided healthcare design?
00:47:55 --> 00:47:57:	How could they be applied to the public realm and
00:47:57 --> 00:47:59:	how could they be applied to?
00:47:59 --> 00:48:02:	Address these larger problems and I think I went into
00:48:02 --> 00:48:04:	thinking quite naively,
00:48:04 --> 00:48:06:	although as Elena just showed,
00:48:06 --> 00:48:08:	very elegant eloquently and elegantly,
00:48:08 --> 00:48:11:	you know that there are metrics that can guide the
00:48:11 --> 00:48:14:	shaping of our of our public realm in the future.
00:48:14 --> 00:48:18:	And so, you know, after a decade of exploring this,
00:48:18 --> 00:48:21:	I did not think infectious disease was going to be
00:48:21 --> 00:48:22:	such an issue again.
00:48:22 --> 00:48:24:	In fact, the book that I wrote,
00:48:24 --> 00:48:28:	it's very predominantly split into like a pre vaccine era
00:48:28 --> 00:48:29:	of infection.
00:48:29 --> 00:48:32:	Louisiana post vaccine. Era of chronic disease,
00:48:32 --> 00:48:35:	which is a much more complicated issue and again,
00:48:35 --> 00:48:38:	I would, you know, emphasize that these are issues are
00:48:38 --> 00:48:41:	going to stay with us long past this pandemic,
00:48:41 --> 00:48:44:	but I think it's been a real.
00:48:44 --> 00:48:46:	You know?
00:48:46 --> 00:48:48:	It's been a real shift in the way I thought
00:48:48 --> 00:48:52:	about the built environment to think that maybe there are
00:48:52 --> 00:48:55:	principles from healthcare architecture.
00:48:55 --> 00:48:58:	Again, that could be applied to the public ground because
00:48:58 --> 00:48:59:	we do,
00:48:59 --> 00:49:03:	will deal with infectious disease and healthcare architecture.
00:49:03 --> 00:49:05:	But how do we do it while addressing these?
00:49:05 --> 00:49:08:	These more chronic issues? The good news is a lot
00:49:09 --> 00:49:12:	of these ways we design the public realm and thinking
00:49:12 --> 00:49:16:	about amenities like parks and streets and social interaction.
00:49:16 --> 00:49:19:	They actually do address both pandemic issues and.
00:49:19 --> 00:49:25:	Long lasting, chronic issues, especially Azalina pointed out

	the use
00:49:25 --> 00:49:29:	of open space and and I hope this this really.
00:49:29 --> 00:49:32:	Hopefully we won't have to spend so much time advocating
00:49:32 --> 00:49:36:	for these open spaces as as as public health amenities
00:49:36 --> 00:49:38:	and so in other ways to change the future.
00:49:38 --> 00:49:41:	At least I seem to have a lot more students
00:49:41 --> 00:49:45:	that are interested in my health and built environment corpus
00:49:45 --> 00:49:45:	for long time.
00:49:45 --> 00:49:49:	So yeah, so the immediate changes in dealing with enrollment
00:49:49 --> 00:49:50:	issues right now,
00:49:50 --> 00:49:52:	but it's but it's great.
00:49:52 --> 00:49:55:	I'm hoping we prepare a new generation of professionals to
00:49:55 --> 00:49:57:	deal with these issues.
00:49:57 --> 00:49:59:	Critically. Thanks Aaron. And Laura,
00:49:59 --> 00:50:01:	you talked a little bit about.
00:50:01 --> 00:50:03:	All of the extra space we'd seen,
00:50:03 --> 00:50:04:	and Elena you talked about.
00:50:04 --> 00:50:06:	How do we make shared streets?
00:50:06 --> 00:50:08:	And I just wanted to weigh in as a big
00:50:08 --> 00:50:12:	proponent of the 5280 trail and other projects like that
00:50:12 --> 00:50:14:	and what we're seeing that the city is done that
00:50:14 --> 00:50:17:	I think the shared streets concept is a is a
00:50:17 --> 00:50:19:	fabulous thing that can come out of this.
00:50:19 --> 00:50:21:	Moving on to the next question,
00:50:21 --> 00:50:24:	this group is a fairly pro density group.
00:50:24 --> 00:50:27:	Though there's been a lot of media and journalists recently
00:50:27 --> 00:50:29:	that put this in question.
00:50:29 --> 00:50:31:	As we know, in some of the some of our.
00:50:31 --> 00:50:36:	Participants have mentioned what are some of the potential concerns
00:50:36 --> 00:50:40:	around denser urban environments and how would you address these
00:50:40 --> 00:50:43:	or continue to advocate for density in the wake of
00:50:43 --> 00:50:46:	all of these fears? And I'm going to start with
00:50:47 --> 00:50:48:	Mark on this one.
00:50:50 --> 00:50:53:	Yeah, I mean I mean density in the US has
00:50:53 --> 00:50:57:	had a lot of momentum over the last 20 years.
00:50:57 --> 00:50:59:	I think that you know.
00:50:59 --> 00:51:02:	For those people that have been advocating for the revitalization
00:51:02 --> 00:51:04:	of the Center City in the USI mean,
00:51:04 --> 00:51:07:	it was kind of an 80 year drought right then.

00:51:07 --> 00:51:10:	All of a sudden beginning in the early 2000s and
00:51:10 --> 00:51:12:	really accelerating in 2010.
00:51:12 --> 00:51:16:	Really shifted and what was interesting is what shifted is
00:51:16 --> 00:51:20:	that the highest value companies in our economy started to
00:51:20 --> 00:51:24:	locate themselves in the center of these of these cities,
00:51:24 --> 00:51:27:	not just the largest cities either,
00:51:27 --> 00:51:29:	but cities like Seattle and another,
00:51:29 --> 00:51:35:	and so there was this fundamental correlation between talent recruitment
00:51:35 --> 00:51:39:	and you know to these highest value you know these
00:51:39 --> 00:51:41:	highest value enterprises.
00:51:41 --> 00:51:45:	And it's interesting because most of those enterprises were technology
00:51:45 --> 00:51:46:	driven,
00:51:46 --> 00:51:49:	so theoretically the people who were the authors of the
00:51:49 --> 00:51:53:	technology that would allow people to disaggregate and the asper
00:51:54 --> 00:51:57:	eyes were in fact the companies that saw value in
00:51:57 --> 00:52:03:	this very intense concentration of their employees and their businesses.
00:52:03 --> 00:52:07:	Really shifted, you know, the entire sort of balance of
00:52:07 --> 00:52:10:	capital an and an investment practice.
00:52:10 --> 00:52:15:	It's very interesting. There's one capital partner that we work
00:52:15 --> 00:52:19:	with who identifies 17 investable cities in the United States
00:52:19 --> 00:52:23:	based on their capacities to recruit and retain these high
00:52:23 --> 00:52:28:	value technology workers. And then they actually go in and
00:52:28 --> 00:52:33:	they identify with in those cities the neighborhoods which have
00:52:33 --> 00:52:34:	the characteristics.
00:52:34 --> 00:52:36:	Which we would you know most of us,
00:52:36 --> 00:52:38:	and certainly on this panel,
00:52:38 --> 00:52:41:	and I would suspect a handful of us on this
00:52:41 --> 00:52:44:	call would generally associate with high value,
00:52:44 --> 00:52:47:	dense built built settlement.
00:52:47 --> 00:52:50:	I I just don't you know you can't.
00:52:50 --> 00:52:53:	These things have so many variables that you know are
00:52:53 --> 00:52:54:	hard to predict.
00:52:54 --> 00:52:57:	And when we try to anticipate what the you know
00:52:57 --> 00:52:59:	what the outcomes are going to be for these,
00:52:59 --> 00:53:02:	you know, for these big economic moments,
00:53:02 --> 00:53:05:	it's very difficult to predict them accurately.
00:53:05 --> 00:53:08:	And I'm not going to try to wait into that.
00:53:08 --> 00:53:11:	But I just inherently don't believe that that fundamental path

00:53:11 --> 00:53:13:	is going to change.
00:53:13 --> 00:53:15:	I worry about more significantly,
00:53:15 --> 00:53:18:	as especially as it relates to our business.
00:53:18 --> 00:53:21:	I do worry about the disruption to business travel is
00:53:21 --> 00:53:24:	something that could be much longer term.
00:53:24 --> 00:53:26:	I do worry for some period of time once we
00:53:26 --> 00:53:30:	rebound the vehicle miles traveled might jump up actually quite
00:53:30 --> 00:53:30:	a bit.
00:53:30 --> 00:53:32:	We've had this nice lol,
00:53:32 --> 00:53:35:	but I think that could go the other direction.
00:53:35 --> 00:53:40:	Will people finally migrate their way back to public transit?
00:53:40 --> 00:53:43:	You know there's a million other little implications that we're
00:53:43 --> 00:53:44:	trying to keep our eye on,
00:53:44 --> 00:53:45:	but.
00:53:45 --> 00:53:49:	You know it's it's a I really don't I see
00:53:49 --> 00:53:53:	that trend I think if anything imarket transfer of more
00:53:53 --> 00:53:58:	market share to those companies that were driving that urban
00:53:58 --> 00:54:02:	revitalization as a consequence of this event.
00:54:02 --> 00:54:05:	Great and then from the public side of that Laura,
00:54:05 --> 00:54:08:	do you have a comment about that?
00:54:08 --> 00:54:12:	Sure, you know we're already starting to see some research
00:54:12 --> 00:54:14:	on its impacts of the virus,
00:54:14 --> 00:54:18:	both locally, globally. Obviously, I'm sure we all read probably
00:54:18 --> 00:54:20:	more than we should on a daily basis,
00:54:20 --> 00:54:24:	but and and that will continue right over the coming
00:54:24 --> 00:54:24:	months.
00:54:24 --> 00:54:28:	But nothing that we have seen so far suggests that
00:54:28 --> 00:54:32:	greater density means greater risk in the transmission of COVID-19.
00:54:32 --> 00:54:36:	In fact, in April, Colorado Health Institute found that are
00:54:36 --> 00:54:38:	more spread out areas of Denver.
00:54:38 --> 00:54:42:	In the region regionally had a harder time,
00:54:42 --> 00:54:46:	socially distancing, then in the dense urban core of our
00:54:46 --> 00:54:47:	capital city.
00:54:47 --> 00:54:50:	So I think there's a lot of factors that we
00:54:50 --> 00:54:53:	really need to look at before we just jump to
00:54:53 --> 00:54:57:	any any quick conclusions on whether density is the cause
00:54:57 --> 00:55:00:	or not. I would be up the mindset that it
00:55:00 --> 00:55:01:	is not,
00:55:01 --> 00:55:05:	but you know I recently there was a conversation with
00:55:05 --> 00:55:08:	the mayor about what is the city look like after.

00:55:08 --> 00:55:12:	Covette and I was trying to put it around.
00:55:12 --> 00:55:15:	You know that being.
00:55:15 --> 00:55:18:	Folding it around a city building and and some new
00:55:18 --> 00:55:21:	ideas and an be grandiose and at the end of
00:55:21 --> 00:55:21:	the day,
00:55:21 --> 00:55:24:	I just realized we just we need to stay the
00:55:24 --> 00:55:25:	course.
00:55:25 --> 00:55:27:	We have to have the resolve to come back and
00:55:27 --> 00:55:29:	look at our policy's,
00:55:29 --> 00:55:32:	you know, from a public sector standpoint.
00:55:32 --> 00:55:34:	They are solid, right? We believe in equity.
00:55:34 --> 00:55:38:	We believe in making decisions based on climate action for
00:55:38 --> 00:55:39:	a future.
00:55:39 --> 00:55:41:	We believe in healthy communities.
00:55:41 --> 00:55:43:	None of that should change,
00:55:43 --> 00:55:46:	and at this moment we should not flinch.
00:55:46 --> 00:55:49:	We should stay in that moment and on that path
00:55:49 --> 00:55:53:	towards pursuing complete neighborhoods.
00:55:53 --> 00:55:55:	That means quality, of life,
00:55:55 --> 00:55:59:	amenities, housing options for all complete sidewalks,
00:55:59 --> 00:56:02:	St Crossings, trails, parks and open space.
00:56:02 --> 00:56:06:	I mean, we're talking about these things already,
00:56:06 --> 00:56:09:	right? So it's it's what we have been.
00:56:09 --> 00:56:12:	The path that we have been on we I think
00:56:13 --> 00:56:17:	we fold in the additive measures that we can ensure.
00:56:17 --> 00:56:21:	Safety and health in this pandemic and post pandemic,
00:56:21 --> 00:56:25:	right? Because we will be in a new world where
00:56:25 --> 00:56:27:	this may not go away ever.
00:56:27 --> 00:56:31:	And so I just I wouldn't.
00:56:31 --> 00:56:34:	Yes, we have to be concerned about health and safety,
00:56:34 --> 00:56:37:	but I am not concerned about what our decisions about
00:56:37 --> 00:56:40:	how we need to move forward with creating good,
00:56:40 --> 00:56:43:	healthy, dense urban cities. Great thanks.
00:56:43 --> 00:56:45:	And Jordan. I want to give you a quick minute
00:56:45 --> 00:56:46:	to weigh in too.
00:56:46 --> 00:56:49:	We try to need to get to the next question,
00:56:49 --> 00:56:52:	but I know I wanted you to have a chance
00:56:52 --> 00:56:53:	to speak on this too.
00:56:53 --> 00:56:56:	Sure. And of course you know the era of zoom
00:56:56 --> 00:56:56:	calls.
00:56:56 --> 00:56:59:	I have a riding lawn mower and edger outside.
00:56:59 --> 00:57:02:	Hopefully that's not too distracting.

00:57:02 --> 00:57:04:	Yeah, I mean I don't know that I could say
00:57:04 --> 00:57:06:	it better than what we've just been said.
00:57:06 --> 00:57:09:	I think that I think what will change about density
00:57:09 --> 00:57:09:	and what you know.
00:57:09 --> 00:57:12:	The density will mean. I think it's again that shift
00:57:12 --> 00:57:15:	back towards kind of creating more condensed and connected sort
00:57:15 --> 00:57:16:	of communities.
00:57:16 --> 00:57:18:	I I didn't hear Richard Florida the TDP event.
00:57:18 --> 00:57:20:	I want to make that ever podcast with him.
00:57:20 --> 00:57:23:	He had some really kind of interesting ideas about.
00:57:23 --> 00:57:25:	You know now that we can work from other places,
00:57:25 --> 00:57:28:	we can kind of start creating our where we live
00:57:28 --> 00:57:30:	as a center of our life as opposed to where
00:57:30 --> 00:57:30:	we work,
00:57:30 --> 00:57:33:	which I know there's a lot into that and I
00:57:33 --> 00:57:35:	think it's really compelling idea.
00:57:35 --> 00:57:36:	Again, that has been set.
00:57:36 --> 00:57:38:	Density is not the problem,
00:57:38 --> 00:57:41:	it's overcrowding, right? We need to set the table for
00:57:41 --> 00:57:42:	smart density,
00:57:42 --> 00:57:44:	but it's not the root of the problem,
00:57:44 --> 00:57:47:	but you know, kind of echoing what Laura said to
00:57:47 --> 00:57:47:	me.
00:57:47 --> 00:57:50:	This is such a critical call to action right now
00:57:50 --> 00:57:52:	what we're seeing is in real time the meaning of
00:57:52 --> 00:57:55:	what cities are to people with the meaning of human
00:57:55 --> 00:57:58:	connection in cities are to people changing daily,
00:57:58 --> 00:58:01:	right? And we can't let this moment pass us.
00:58:01 --> 00:58:05:	I think it's just really important that we understand.
00:58:05 --> 00:58:08:	You know what those changes mean and how it affects
00:58:08 --> 00:58:10:	the built environment of our cities.
00:58:10 --> 00:58:13:	And you know again, that the pandemic is is the
00:58:13 --> 00:58:14:	microscope focusing in on that.
00:58:14 --> 00:58:17:	But we've been seeing it for years and Sarah did
00:58:17 --> 00:58:18:	good job of painting that.
00:58:18 --> 00:58:21:	I mean, the chronic diseases are bad too.
00:58:21 --> 00:58:24:	You know, people are suffering and dying as horrible as
00:58:24 --> 00:58:25:	result of this pandemic.
00:58:25 --> 00:58:27:	And it's it's incredibly sad,
00:58:27 --> 00:58:29:	but we also have seen a lot of suffering and
00:58:29 --> 00:58:32:	lack of health and death before and will see it

00:58:32 --> 00:58:33:	continuing after this as well.
00:58:33 --> 00:58:36:	From those chronic diseases. So we really.
00:58:36 --> 00:58:37:	This is our moment, right?
00:58:37 --> 00:58:38:	We need to jump on it.
00:58:38 --> 00:58:41:	Those those temporary fixes to improve the quality of our
00:58:41 --> 00:58:43:	cities and allow us to social distance.
00:58:43 --> 00:58:45:	We need to make those permanent we need to.
00:58:45 --> 00:58:48:	Just sees the seas the day great thanks Jordan.
00:58:48 --> 00:58:52:	Let's switch to the short term and then we maybe
00:58:52 --> 00:58:55:	wrap up with this and then it seems like there's
00:58:55 --> 00:58:58:	a lot of questions from the audience,
00:58:58 --> 00:59:01:	so I definitely want to get time for those.
00:59:01 --> 00:59:05:	What are the more immediate adaptations or changes to density
00:59:05 --> 00:59:08:	and land use we may see occur in the near
00:59:08 --> 00:59:11:	future as cities begin to reopen an I'm going to
00:59:11 --> 00:59:13:	start with Laura on this.
00:59:13 --> 00:59:16:	Go to mark afterwards and then if we have.
00:59:16 --> 00:59:18:	Anybody else wants to weigh in before we need to
00:59:18 --> 00:59:19:	move to the other questions,
00:59:19 --> 00:59:20:	Laura.
00:59:20 --> 00:59:24:	Thanks John and I mentioned this earlier,
00:59:24 --> 00:59:27:	just in the last comment or question response of,
00:59:27 --> 00:59:31:	you know we are early in this in this marathon
00:59:31 --> 00:59:33:	and Anna lot of in the news.
00:59:33 --> 00:59:38:	A lot of people refer to this as a marathon
00:59:38 --> 00:59:38:	an.
00:59:38 --> 00:59:41:	So making any predictions right now,
00:59:41 --> 00:59:44:	or this is the the fix for it when we
00:59:44 --> 00:59:48:	are only literally two months like yeah two months into
00:59:48 --> 00:59:51:	a new day and a new normal that we don't
00:59:51 --> 00:59:54:	know what that normal is yet is,
00:59:54 --> 00:59:57:	it seems like it's hard to say we were were
00:59:57 --> 00:59:59:	we've got a handle on it.
00:59:59 --> 01:00:01:	I don't. I don't think we do.
01:00:01 --> 01:00:05:	I don't think we know where the market is going
01:00:05 --> 01:00:08:	to land yet we're seeing a few things you know
01:00:08 --> 01:00:09:	building permits.
01:00:09 --> 01:00:13:	Are are cranking through as fast as they can.
01:00:13 --> 01:00:16:	We've had a spike in site development plan so projects
01:00:16 --> 01:00:19:	that are advancing and have got.
01:00:19 --> 01:00:23:	I would say solid financing Rezonings are still coming in.

01:00:23 --> 01:00:26:	I think everything is lightning a little bit but I
01:00:26 --> 01:00:27:	not.
01:00:27 --> 01:00:31:	I'm not seeing anything that is traumatic that you know.
01:00:31 --> 01:00:34:	That being said, just to say so in terms of
01:00:34 --> 01:00:35:	short-term approaches,
01:00:35 --> 01:00:39:	we're really thinking about these as any kind of projects
01:00:39 --> 01:00:40:	or.
01:00:40 --> 01:00:43:	Our approach is as pilot projects and experimentation.
01:00:43 --> 01:00:46:	Doing some social science around it,
01:00:46 --> 01:00:50:	doing some lessons learned and then seeing if we can
01:00:50 --> 01:00:54:	move forward with it as an innovative permanent change.
01:00:54 --> 01:00:57:	And one of those that were looking at looking at
01:00:57 --> 01:01:01:	right now very closely with the private sector is restaurant
01:01:01 --> 01:01:04:	patio expansions into that public realm,
01:01:04 --> 01:01:08:	and that's when I'm talking about rebalancing as you look
01:01:08 --> 01:01:10:	at a cross section of of.
01:01:10 --> 01:01:12:	Street Re balancing that too.
01:01:12 --> 01:01:16:	So an equitable space for both people,
01:01:16 --> 01:01:18:	bikes and car for people,
01:01:18 --> 01:01:20:	bikes and cars across that.
01:01:20 --> 01:01:24:	And I think one example that we've done really well,
01:01:24 --> 01:01:29:	is closing the streets in Association with parks and understanding
01:01:29 --> 01:01:33:	that we need to to allow for people and bikes
01:01:33 --> 01:01:37:	to move into these spaces to allow for that social
01:01:37 --> 01:01:40:	distancing. So we are studying those as.
01:01:40 --> 01:01:45:	As overtime, the summer will be great because everybody will
01:01:45 --> 01:01:46:	be outdoors it will.
01:01:46 --> 01:01:50:	I'm interested to know if people are moving more generally
01:01:50 --> 01:01:54:	in there in their own villages as opposed to going
01:01:54 --> 01:01:58:	across into other neighborhoods or other parts of the city.
01:01:58 --> 01:02:02:	And are they just walking in their neighborhood and using
01:02:02 --> 01:02:02:	those?
01:02:02 --> 01:02:06:	The amenities that are in their own neighborhood as it
01:02:06 --> 01:02:10:	relates to any kind of other exposure so those are
01:02:10 --> 01:02:11:	just the expansion?
01:02:11 --> 01:02:15:	Into the public realm for patio for.
01:02:15 --> 01:02:19:	Restaurant patios as well as the closing of roads and
01:02:19 --> 01:02:21:	Association with parks is great.
01:02:21 --> 01:02:23:	It's already.
01:02:23 --> 01:02:27:	Thanks Laura, and then Mark I want to give you
01:02:27 --> 01:02:29:	the shot on this and then I getting a lot

01:02:29 --> 01:02:30:	of questions.
01:02:30 --> 01:02:34:	Will move to the audience questions after your comments.
01:02:34 --> 01:02:37:	Yeah, I think maybe what would be most useful for
01:02:37 --> 01:02:38:	me to share.
01:02:38 --> 01:02:42:	Would be, you know the current operating assets or projects
01:02:42 --> 01:02:45:	under development that we have here in Denver and how
01:02:45 --> 01:02:49:	we are trying to transition to you know back into
01:02:49 --> 01:02:53:	operation so we have a large 200 million dollar project
01:02:53 --> 01:02:54:	under construction.
01:02:54 --> 01:02:57:	At the old RTD bus bus station in the middle
01:02:57 --> 01:03:01:	of Lodo and the You know there's about 80,000 square
01:03:01 --> 01:03:02:	feet of retail,
01:03:02 --> 01:03:05:	about 90,000 square feet of office space,
01:03:05 --> 01:03:07:	and then 225 residential units,
01:03:07 --> 01:03:10:	and that was really scheduled to open this summer.
01:03:10 --> 01:03:13:	That really won't open until early fall.
01:03:13 --> 01:03:16:	We've had some slowdowns in the construction,
01:03:16 --> 01:03:18:	but it hasn't been too bad,
01:03:18 --> 01:03:22:	but significant pull back on the retail tenants that were
01:03:22 --> 01:03:24:	lining up to go there and.
01:03:24 --> 01:03:28:	Look, it's going to take awhile for those tenants to
01:03:28 --> 01:03:32:	get confident and comfortable to advance their investments,
01:03:32 --> 01:03:36:	and so we're working extremely carefully with them to ensure
01:03:36 --> 01:03:37:	that you know,
01:03:37 --> 01:03:41:	we give them the opportunity to stay solvent over the
01:03:41 --> 01:03:41:	next year,
01:03:41 --> 01:03:44:	as this is this model is this modulate,
01:03:44 --> 01:03:47:	so honestly we probably imagine you know,
01:03:47 --> 01:03:52:	really, most of that retail not opening until late spring
01:03:52 --> 01:03:54:	early early summer of next year.
01:03:54 --> 01:03:57:	We have another large mixed use project that we're in
01:03:57 --> 01:04:00:	the midst of construction on Colorado Blvd.
01:04:00 --> 01:04:03:	The Old University of Colorado Hospital,
01:04:03 --> 01:04:06:	again large number of large amount of retail there in
01:04:06 --> 01:04:08:	addition to residence and office space,
01:04:08 --> 01:04:12:	and again the retail and the restaurants in particular.
01:04:12 --> 01:04:15:	We're being very, very careful and cautious with.
01:04:15 --> 01:04:16:	We don't want to force them,
01:04:16 --> 01:04:19:	you know, to get out of the gate too early,
01:04:19 --> 01:04:23:	burn their operating capital before the marketplace is really,
01:04:23 --> 01:04:26:	really ready. You know we have a 200 room Kimpton
01:04:26 --> 01:04:26:	hotel.

01:04:26 --> 01:04:29:	Right here at Union Station and I just was reviewing
01:04:29 --> 01:04:30:	this morning,
01:04:30 --> 01:04:32:	the sneeze guards that are going up.
01:04:32 --> 01:04:35:	We've been operating that hotel all through this.
01:04:35 --> 01:04:37:	We've had, you know, some nights.
01:04:37 --> 01:04:40:	It's a 200 hotel. Some nights we've had three guests
01:04:41 --> 01:04:43:	and other nights we've had as many as 11 or
01:04:43 --> 01:04:43:	12.
01:04:43 --> 01:04:47:	And you know, that's a hotel that's really been driven
01:04:47 --> 01:04:49:	around business meetings and we really,
01:04:49 --> 01:04:52:	you know, we just don't see that that that meeting
01:04:52 --> 01:04:54:	business coming back for months.
01:04:54 --> 01:04:57:	You know, we plan to basically operate that as 100
01:04:57 --> 01:04:58:	room transient.
01:04:58 --> 01:05:01:	Guest hotel over the next four to six months and
01:05:01 --> 01:05:02:	hope that you know by February,
01:05:02 --> 01:05:05:	March. You know we can start to with some confidence
01:05:05 --> 01:05:06:	you know.
01:05:06 --> 01:05:08:	Begin to book as the challenges you know.
01:05:08 --> 01:05:10:	If you book a bunch of big meetings and you
01:05:10 --> 01:05:13:	have to staff up for it and then 30 days
01:05:13 --> 01:05:16:	out the meeting cancels because they're just you know people
01:05:16 --> 01:05:19:	are really uncomfortable or some data point comes through that
01:05:19 --> 01:05:22:	puts people in a freeze again so the ramp back
01:05:22 --> 01:05:23:	up is going to be pretty.
01:05:23 --> 01:05:26:	It's going to be. It's going to be a pretty
01:05:26 --> 01:05:26:	tough slog,
01:05:26 --> 01:05:28:	and I think that you're going to.
01:05:28 --> 01:05:30:	You know, as people get more cautious,
01:05:30 --> 01:05:33:	it will unfortunately take more air out of the broader
01:05:33 --> 01:05:34:	economic sort of engine,
01:05:34 --> 01:05:36:	and that will compound itself.
01:05:36 --> 01:05:39:	And you know, those are things that are realities and
01:05:39 --> 01:05:41:	I'll share one last little data point with you.
01:05:41 --> 01:05:45:	We had a conversation this morning amongst our senior leadership
01:05:45 --> 01:05:47:	team about whether to reopen the office.
01:05:47 --> 01:05:50:	You know, under the new rules that have been put
01:05:50 --> 01:05:50:	out.
01:05:50 --> 01:05:52:	And as we started to dig into it further,
01:05:52 --> 01:05:53:	we kind of just said,

01:05:53 --> 01:05:55:	you know, what kind of not worth it?
01:05:55 --> 01:05:57:	The complexity of managing it,
01:05:57 --> 01:06:00:	administering all of that? Isn't worth it and we don't
01:06:00 --> 01:06:04:	think we're losing that much protein productivity right now.
01:06:04 --> 01:06:07:	You know, we've certainly got some households that are stressed
01:06:07 --> 01:06:10:	because trying to balance all of these you know,
01:06:10 --> 01:06:13:	activities going on in their homes with young kids in
01:06:13 --> 01:06:14:	particular.
01:06:14 --> 01:06:17:	But you know, for those people were trying to figure
01:06:17 --> 01:06:19:	out ways to accommodate them.
01:06:19 --> 01:06:22:	But you know, there's so much complexity going into all
01:06:22 --> 01:06:22:	of this,
01:06:22 --> 01:06:25:	and I really worry about the restaurants being able to
01:06:25 --> 01:06:29:	manage all of that additional administrative complexity.
01:06:29 --> 01:06:30:	An operate at 40 or 50%
01:06:30 --> 01:06:32:	of what is there. Normal run rate,
01:06:32 --> 01:06:35:	so I think this reentry is going to be is
01:06:35 --> 01:06:36:	going to be pretty rough.
01:06:36 --> 01:06:40:	Great, thanks mark. We just have time for a couple
01:06:40 --> 01:06:40:	of questions.
01:06:40 --> 01:06:43:	There's a lot coming in but I will pick out
01:06:43 --> 01:06:46:	one of my favourites which is how do we manage
01:06:46 --> 01:06:49:	NIMBY pushback on density during and after covid?
01:06:49 --> 01:06:54:	Seems like this pandemic provides more ammunition for their arguments
01:06:54 --> 01:06:55:	and.
01:06:55 --> 01:06:57:	I don't know if that's a Laura question or somebody
01:06:57 --> 01:06:59:	else wants to take that.
01:07:01 --> 01:07:04:	I posted a response there real quick too so,
01:07:04 --> 01:07:07:	but lorigo first, sorry oh that's right.
01:07:07 --> 01:07:08:	Well, it's I think this.
01:07:08 --> 01:07:12:	It's the conversation that we had here today,
01:07:12 --> 01:07:15:	right that I think there are data points that we've
01:07:15 --> 01:07:18:	already begun gathering that counter.
01:07:18 --> 01:07:22:	The argument that's not going to satisfy everybody.
01:07:22 --> 01:07:25:	Ann and I would say those folks who have been
01:07:25 --> 01:07:29:	struggling with with the growth in Denver and how we
01:07:29 --> 01:07:31:	accommodate it in a healthy,
01:07:31 --> 01:07:35:	equitable way for. All of Denver citizens have been struggling
01:07:35 --> 01:07:36:	with that.
01:07:36 --> 01:07:41:	That's the focus, and so I don't have like a
01:07:41 --> 01:07:43:	magic tool or a.

01:07:43 --> 01:07:45:	That that would counter it,
01:07:45 --> 01:07:48:	I just I think it's in the context of this
01:07:48 --> 01:07:51:	is a marathon and this is a moment that we're
01:07:51 --> 01:07:55:	having and we have to be thoughtful about the safety
01:07:55 --> 01:07:58:	and health obviously of our citizens.
01:07:58 --> 01:08:03:	But the the those folks who have had NIMBY position
01:08:03 --> 01:08:07:	on our plans around around bold growth for our city
01:08:08 --> 01:08:10:	have been there already.
01:08:10 --> 01:08:15:	Great there is. You know we talked a little bit
01:08:15 --> 01:08:16:	about health,
01:08:16 --> 01:08:20:	design, chronic conditions, etc. But how do we design our
01:08:20 --> 01:08:20:	cities now,
01:08:20 --> 01:08:22:	not only for active lifestyle,
01:08:22 --> 01:08:25:	but also for assuring healthy food choices.
01:08:25 --> 01:08:28:	So can we design communities as part of all of
01:08:28 --> 01:08:31:	this for growing consuming healthy food as well As for
01:08:31 --> 01:08:33:	moving about in a healthy fashion?
01:08:33 --> 01:08:37:	And I'll let one of you choose who wants to
01:08:37 --> 01:08:39:	answer that one.
01:08:39 --> 01:08:40:	Hey now are you Sarah?
01:08:40 --> 01:08:43:	Yeah, so I think that the important thing with access
01:08:43 --> 01:08:46:	to healthy food is also supporting the organizations,
01:08:46 --> 01:08:50:	whether they be nonprofits or groups that.
01:08:50 --> 01:08:53:	Have the capability to manage and take care of those
01:08:53 --> 01:08:54:	urban urban farms.
01:08:54 --> 01:08:59:	the Denver Housing Authority had the Sustainability park going by
01:08:59 --> 01:09:00:	Curtis Park for a while,
01:09:00 --> 01:09:04:	which is an example of partnership that had.
01:09:04 --> 01:09:08:	Gave jobs to high school students allowed for production in
01:09:08 --> 01:09:11:	downtown and also provided access for people to get to
01:09:11 --> 01:09:12:	that food.
01:09:12 --> 01:09:15:	There's a lot of different ways you can incorporate gardens
01:09:15 --> 01:09:18:	and you know we have a decentralized plan that we've
01:09:18 --> 01:09:19:	come up with.
01:09:19 --> 01:09:23:	Also, for farmers markets to continue to operate in communities,
01:09:23 --> 01:09:25:	just didn't get to share that today.
01:09:25 --> 01:09:28:	But it's not just about having the space available because
01:09:28 --> 01:09:31:	it takes a lot of work to actually produce food.
01:09:31 --> 01:09:35:	It's also supporting those organizations that can can lead the
01:09:35 --> 01:09:35:	charge.

01:09:35 --> 01:09:39:	And creating those and making it happen.
01:09:39 --> 01:09:41:	Great, great, and maybe the last question.
01:09:41 --> 01:09:44:	A couple of people have asked to something on this
01:09:44 --> 01:09:46:	is you and Jordan you address.
01:09:46 --> 01:09:49:	That's a little bit other people may want to talk
01:09:49 --> 01:09:50:	about it,
01:09:50 --> 01:09:53:	but there the anti density perspective the flight to suburbs.
01:09:53 --> 01:09:56:	People who are now going to reinforce that boy you
01:09:56 --> 01:09:59:	need to be in your car separate from other people
01:09:59 --> 01:10:02:	you need not be in a big house separate from
01:10:02 --> 01:10:06:	other people. How do we address this anti density push
01:10:06 --> 01:10:09:	back the suburbanization pushback.
01:10:09 --> 01:10:11:	Who wants to take that?
01:10:11 --> 01:10:13:	Away and I, you know,
01:10:13 --> 01:10:17:	look after 911 the trauma of airplane travel was was
01:10:17 --> 01:10:19:	was very intense and people were,
01:10:19 --> 01:10:25:	appropriately, extremely concerned about the security of being able to
01:10:25 --> 01:10:27:	move around the country that way.
01:10:27 --> 01:10:32:	It's also remarkable that wants some palliative measures are put
01:10:32 --> 01:10:33:	in place,
01:10:33 --> 01:10:36:	and we're incredibly adaptive and responsive.
01:10:36 --> 01:10:40:	I think couple of people mentioned that as a species.
01:10:40 --> 01:10:43:	In that way you know people we are.
01:10:43 --> 01:10:47:	Program to put these traumas behind us and go back
01:10:47 --> 01:10:49:	to our and go back to our lives.
01:10:49 --> 01:10:52:	I mean we people do that after wars that are
01:10:52 --> 01:10:57:	so much more devastating than what we're living through right
01:10:57 --> 01:10:57:	now,
01:10:57 --> 01:11:00:	and I just don't see the inherent,
01:11:00 --> 01:11:01:	you know, base sort of,
01:11:01 --> 01:11:03:	you know?
01:11:03 --> 01:11:06:	Sapien sort of desires being repressed by this at all.
01:11:06 --> 01:11:08:	I just don't. I might be really off base,
01:11:08 --> 01:11:11:	but it certainly history tells us that that's not historically
01:11:11 --> 01:11:12:	been the case,
01:11:12 --> 01:11:14:	right? OK, just to finish that off,
01:11:14 --> 01:11:16:	although I know we're almost at times we have the
01:11:17 --> 01:11:17:	data.
01:11:17 --> 01:11:19:	As we pointed out, there's a lot of data pointing
01:11:19 --> 01:11:21:	to the kind of places that are doing well,

01:11:21 --> 01:11:24:	and those that are not doing well and again density
01:11:24 --> 01:11:26:	tends not to be a sort of the leader of
01:11:26 --> 01:11:26:	that.
01:11:26 --> 01:11:29:	So I think we need using that density is sort
01:11:29 --> 01:11:29:	of our basis.
01:11:29 --> 01:11:31:	We need to create the policy,
01:11:31 --> 01:11:33:	you know, I think Laura and her group is a
01:11:33 --> 01:11:34:	big job ahead of her.
01:11:34 --> 01:11:36:	Enforcing the policies and as she says,
01:11:36 --> 01:11:40:	are moving full speed ahead and then not subsidizing and
01:11:40 --> 01:11:43:	not investing in the things that reverse those decisions so
01:11:43 --> 01:11:46:	you know people will move where they want to move,
01:11:46 --> 01:11:49:	but if we don't subsidize and make it easier for
01:11:49 --> 01:11:51:	them to make the wrong decisions.
01:11:51 --> 01:11:53:	Then I think we'll start seeing,
01:11:53 --> 01:11:55:	you know, sort of a movement towards towards you.
01:11:55 --> 01:11:59:	Know, stronger places and more resilient place is great.
01:11:59 --> 01:12:01:	Um, well, we're about out of time,
01:12:01 --> 01:12:05:	so this was really thoughtful commentary from all of the
01:12:05 --> 01:12:07:	panelists and great dialogue.
01:12:07 --> 01:12:09:	And we had a lot of action in the chat
01:12:09 --> 01:12:09:	box,
01:12:09 --> 01:12:13:	and I'm sorry if we couldn't get to your question
01:12:13 --> 01:12:15:	because there was so much activity,
01:12:15 --> 01:12:17:	but I do need to turn it back over now
01:12:17 --> 01:12:21:	to Sarah Franklin for closing and to end the meeting.
01:12:21 --> 01:12:23:	So thanks again to all of our panelists.
01:12:31 --> 01:12:33:	Great thank you John and thank you to all of
01:12:33 --> 01:12:35:	our speakers for their insights.
01:12:35 --> 01:12:37:	Today you've given us a lot to think about as
01:12:37 --> 01:12:40:	we navigate this next chapter of our businesses,
01:12:40 --> 01:12:43:	our personal lives and the choices that we make and
01:12:43 --> 01:12:45:	the growth and evolution of our cities.
01:12:45 --> 01:12:48:	This is a topic that you will I will continue
01:12:48 --> 01:12:50:	to explore over the coming months.
01:12:50 --> 01:12:52:	Will host upcoming sessions to take a closer look.
01:12:52 --> 01:12:54:	For example at the future of parks,
01:12:54 --> 01:12:57:	open spaces in the public realm like streets will also
01:12:57 --> 01:13:00:	host a session on the future of design and planning.
01:13:00 --> 01:13:03:	Addressing new ideas for designing the workplace,
01:13:03 --> 01:13:06:	housing, recreational facilities, stores, St Fronts and Transit,
01:13:06 --> 01:13:09:	and you can continue to check on the Events page

01:13:09 --> 01:13:10:	of our website.
01:13:10 --> 01:13:13:	Upcoming opportunities. So as I mentioned earlier,
01:13:13 --> 01:13:16:	we are recording today's session and we will share a
01:13:16 --> 01:13:17:	copy of the recording to you,
01:13:17 --> 01:13:21:	like Colorado's website. On the resources page our staff,
01:13:21 --> 01:13:25:	while working virtually continues to be available for your membership
01:13:25 --> 01:13:28:	and program related questions and as an ongoing resource to
01:13:28 --> 01:13:28:	you.
01:13:28 --> 01:13:31:	During this time, we wish all of you a nice
01:13:31 --> 01:13:34:	weekend ahead and this concludes our session.
01:13:34 --> 01:13:35:	Thank you so much.
01:13:37 --> 01:13:37:	Thanks.
01:13:40 --> 01:13:40:	Thank you.
01:13:43 --> 01:13:46:	I thanks everyone.