Webinar

ULI Poland: The City of a Future

Date: June 23, 2020

00:00:12 --> 00:00:16:	OK, good afternoon everybody. Good afternoon ladies and gentlemen,
00:00:16 --> 00:00:20:	we have two past three and we decided to start
00:00:20 --> 00:00:24:	our you live webinars are starting relatively on time and
00:00:24 --> 00:00:25:	ending on time.
00:00:25 --> 00:00:27:	My name is Dorotha Vista.
00:00:27 --> 00:00:32:	Kineska caused rap. I'm a senior partner at Colliers International.
00:00:32 --> 00:00:34:	And I'm a tournament of your life,
00:00:34 --> 00:00:38:	Poland National Council and it's my great pleasure to welcome
00:00:38 --> 00:00:41:	you to our conference or due to pandemic you like
00:00:41 --> 00:00:46:	Poland decided not to further postpone our annual gatherings,
00:00:46 --> 00:00:47:	but to shift it to online.
00:00:47 --> 00:00:51:	As always, we're trying to keep very hard.
00:00:51 --> 00:00:54:	So keep trying very hard to keep high quality of
00:00:55 --> 00:00:58:	our events and we are always very thankful to our
00:00:58 --> 00:01:03:	high level speaker that they accepted our invitation to join.
00:01:03 --> 00:01:07:	This said, yeah this year this year conference consists out
00:01:07 --> 00:01:10:	of five webinars on different topics,
00:01:10 --> 00:01:13:	but all of them are around climate change and well
00:01:13 --> 00:01:17:	being of people during such challenging times we are living
00:01:17 --> 00:01:18:	it also.
00:01:18 --> 00:01:21:	There is currently a lot of discussion about carpet 19
00:01:21 --> 00:01:24:	and its impact on our business and life,
00:01:24 --> 00:01:28:	but somehow we stop discussing so much about climate change.
00:01:28 --> 00:01:31:	We are happy that the Sky is clear because the
00:01:31 --> 00:01:33:	planes are grounded.

00:01:33 --> 00:01:36:	But we can't wait till the skies open again and
00:01:36 --> 00:01:37:	we can travel.
00:01:37 --> 00:01:40:	We would like to use our conference to talk about
00:01:40 --> 00:01:43:	all these important interactions.
00:01:43 --> 00:01:45:	At this stage I would like to thank to all
00:01:46 --> 00:01:50:	our corporate partners and sponsors for day standing support.
00:01:50 --> 00:01:54:	We thank also our individual members just to remind everybody
00:01:54 --> 00:01:55:	all you like.
00:01:55 --> 00:01:58:	Online events are free for our members today.
00:01:58 --> 00:02:00:	We start with the first webinars,
00:02:00 --> 00:02:03:	but we have four more to come so please join
00:02:03 --> 00:02:05:	us also in coming days.
00:02:05 --> 00:02:09:	Please remember that all the recording of the webinars will
00:02:09 --> 00:02:13:	be available to our members on the ULI Knowledge Finder.
00:02:13 --> 00:02:17:	I hope you will enjoy today's webinar and now I
00:02:17 --> 00:02:21:	would like to hand over to your lenova Kostka GMO.
00:02:21 --> 00:02:25:	Who is the host and moderator of today's session?
00:02:25 --> 00:02:30:	And who will introduce both the topic of today's session
00:02:30 --> 00:02:33:	but also her speakers Yola over here?
00:02:33 --> 00:02:36:	Thank you. The that are welcome everybody.
00:02:36 --> 00:02:41:	And as Derrota said, it is our new experience having
00:02:41 --> 00:02:42:	webinar online.
00:02:42 --> 00:02:45:	We cannot organize our annual conference.
00:02:45 --> 00:02:50:	That's why. Let's start. It's really a great pleasure for
00:02:50 --> 00:02:53:	me to moderate this webinar,
00:02:53 --> 00:02:56:	specially that we have really interesting.
00:02:56 --> 00:02:58:	Topics and first of all,
00:02:58 --> 00:03:02:	we have fantastic panelists. I do not agree with the
00:03:02 --> 00:03:06:	Rota and I will not introduce our panelists.
00:03:06 --> 00:03:10:	I will ask panelists to introduce by themselves.
00:03:10 --> 00:03:13:	I think it would be much better and natural.
00:03:13 --> 00:03:17:	Please, let's start from Lena Lena please.
00:03:20 --> 00:03:23:	Hi hi everyone and thank you very much for the
00:03:23 --> 00:03:24:	presentation.
00:03:24 --> 00:03:27:	I'm Lena Lock when the magic director for Europe and
00:03:27 --> 00:03:31:	the Middle East for the global resiliency this network,
00:03:31 --> 00:03:33:	formerly known as 100 Resilient Cities.
00:03:33 --> 00:03:37:	We are a sitting network of cities from across the
00:03:37 --> 00:03:41:	globe committed into building their urban resilience and for the
00:03:41 --> 00:03:45:	last six years we've been supporting cities from across the

00:03:45 --> 00:03:48:	world into integrating Brazilians into there.
00:03:48 --> 00:03:53:	Day-to-day operations for the appointments of chief resilience officers and
00:03:53 --> 00:03:57:	the development of resilience plans before joining the the network,
00:03:57 --> 00:04:00:	I was the deputy mayor for the City of Asylum
00:04:00 --> 00:04:01:	meeting in Greece.
00:04:01 --> 00:04:06:	Thank you, Lena Dunham. Could you?
00:04:06 --> 00:04:09:	Everybody thanks again for inviting me to this great panel
00:04:09 --> 00:04:10:	discussion.
00:04:10 --> 00:04:11:	My name is Dan Ringelstein.
00:04:11 --> 00:04:14:	I'm the director of City design at Somd,
00:04:14 --> 00:04:16:	based in our London office that swims a practice in
00:04:17 --> 00:04:18:	actual practice of designers,
00:04:18 --> 00:04:22:	architects, engineers, urban planners working around the globe,
00:04:22 --> 00:04:24:	and I'm very pleased to be part of the dialogue
00:04:24 --> 00:04:27:	and talk about some of the themes related to climate
00:04:27 --> 00:04:28:	change,
00:04:28 --> 00:04:31:	but also to see what we've been experiencing more recently
00:04:31 --> 00:04:34:	and how that can maybe impact our cities going forward.
00:04:34 --> 00:04:37:	Pleasure to be here.
00:04:37 --> 00:04:39:	Thank you and the last panel is this new class
00:04:39 --> 00:04:40:	new class.
00:04:40 --> 00:04:43:	Can I ask you to introduce yourself?
00:04:43 --> 00:04:46:	I, I'm just I'm responsible for investments,
00:04:46 --> 00:04:50:	developments in Poland and it's a pleasure to be a
00:04:50 --> 00:04:51:	panelist here.
00:04:54 --> 00:04:57:	Thank you for our fantastic panelist.
00:04:57 --> 00:05:00:	I will say that I am a head of real
00:05:00 --> 00:05:05:	estate Department in Greenberg Traurig and as I mentioned before
00:05:05 --> 00:05:08:	I had a great pleasure to to be involved in
00:05:08 --> 00:05:13:	this webinar. Let allow me to propose two days agenda.
00:05:13 --> 00:05:18:	Today we'll discuss with our panelists on the following topics,
00:05:18 --> 00:05:22:	how the vision of the city changed in view of
00:05:22 --> 00:05:23:	the pandemic.
00:05:23 --> 00:05:26:	Is dealing with climate a luxury now?
00:05:26 --> 00:05:31:	Can resilient cities answer better to the pandemic crisis?
00:05:31 --> 00:05:36:	First we will ask Danielle to show us his presentation
00:05:36 --> 00:05:40:	illustrating a new concept of the cities.
00:05:40 --> 00:05:44:	Nowadays we would like to have this web and are
00:05:44 --> 00:05:48:	very interactive and in fact in depends on you,

00:05:48 --> 00:05:53:	our dear audience. That's why we are looking very much.
00:05:53 --> 00:05:57:	Or, a lot of questions to be addressed to to
00:05:57 --> 00:05:58:	our panelist.
00:05:58 --> 00:06:02:	I think that it is a unique opportunity to have
00:06:03 --> 00:06:07:	such specialist to be able to discuss with them and
00:06:07 --> 00:06:12:	to put them in a difficult situation to ask really
00:06:12 --> 00:06:17:	difficult question, which I really want you to do so
00:06:17 --> 00:06:20:	just a very technical issues.
00:06:20 --> 00:06:24:	Questions can be submitted via the Q&A button.
00:06:24 --> 00:06:27:	It is on the bottom of the screen.
00:06:27 --> 00:06:31:	I hope that everybody can recognize it.
00:06:31 --> 00:06:37:	There is an option to send questions without showing your
00:06:37 --> 00:06:37:	name.
00:06:37 --> 00:06:40:	It depends on on your decision.
00:06:40 --> 00:06:42:	If you prefer to do so,
00:06:42 --> 00:06:47:	we are happy. You can also indicate to whom the
00:06:47 --> 00:06:51:	question can be addressed if you wish that.
00:06:51 --> 00:06:57:	Particular question will be answered by particular panelists.
00:06:57 --> 00:07:00:	Just put it. I will try to to follow it.
00:07:00 --> 00:07:05:	I cannot promise you that we will be able to
00:07:05 --> 00:07:06:	answer to.
00:07:06 --> 00:07:12:	All of this question because we have limited time and
00:07:12 --> 00:07:16:	we have to be disciplined and to be able to
00:07:17 --> 00:07:19:	finish after one hour.
00:07:19 --> 00:07:21:	If there is no question,
00:07:21 --> 00:07:26:	I think that we can move to the to the
00:07:26 --> 00:07:27:	main subject.
00:07:27 --> 00:07:32:	Cities are created by people from themselves and for the
00:07:32 --> 00:07:32:	others.
00:07:32 --> 00:07:37:	They successes provide comfort for many generations,
00:07:37 --> 00:07:41:	but they mistakes can remain for centuries and make life
00:07:41 --> 00:07:44:	more difficult for inhabitants.
00:07:44 --> 00:07:49:	William Penn, British politician who lived in the second half
00:07:49 --> 00:07:53:	of 17th century and first half of the 18th century,
00:07:53 --> 00:07:57:	was very well aware of the responsibility and hardship.
00:07:57 --> 00:08:01:	Living in London at the time of the difficulties,
00:08:01 --> 00:08:06:	and he drew lesson from this when designing Philadelphia on
00:08:06 --> 00:08:08:	the other side of Atlantic Ocean,
00:08:08 --> 00:08:12:	he gave the city a clear layout marked with numbers
00:08:12 --> 00:08:14:	and named of the trees.
00:08:14 --> 00:08:16:	Now it seems for us.
00:08:16 --> 00:08:21:	Absolutely simple. But at that time it was extremely

	innovative.
00:08:21 --> 00:08:25:	They didn't sentry Portuguese Prime Minister under the reign of
00:08:25 --> 00:08:26:	King Joseph,
00:08:26 --> 00:08:30:	the first Sebastiano I'll send the Mail off.
00:08:30 --> 00:08:35:	Marques de Pombal rebuilt Liz Bond to how is still
00:08:35 --> 00:08:36:	looks to day.
00:08:36 --> 00:08:41:	Fantastic that he was really a great urbanist and had
00:08:41 --> 00:08:42:	a great vision.
00:08:42 --> 00:08:47:	Becausw Lisbon is exactly as it was built to centuries
00:08:47 --> 00:08:48:	ago.
00:08:48 --> 00:08:52:	The example may sound familiar to us.
00:08:52 --> 00:08:55:	Becausw the.
00:08:55 --> 00:09:01:	Design of the of.
00:09:01 --> 00:09:07:	Lisbon was after the huge disaster which Portugal face.
00:09:07 --> 00:09:11:	The example may sound familiar to us as the reason
00:09:12 --> 00:09:15:	was exactly a natural disaster,
00:09:15 --> 00:09:18:	although not epidemic but massive fire,
00:09:18 --> 00:09:22:	but still is the same type of disaster.
00:09:22 --> 00:09:26:	They works exist and function to this day.
00:09:26 --> 00:09:30:	Our generation faces another challenge.
00:09:30 --> 00:09:35:	How to redesign. Our cities to make living the easier
00:09:35 --> 00:09:39:	in times of heaven forbid a future epidemic and other
00:09:40 --> 00:09:45:	possible disaster that may affect us or future generation.
00:09:45 --> 00:09:47:	Now we are facing covid.
00:09:47 --> 00:09:50:	We cannot say that 'cause it will go.
00:09:50 --> 00:09:54:	We know that this pandemia this virus will be living
00:09:55 --> 00:09:55:	with us.
00:09:55 --> 00:09:59:	That's why we have to find a way how to.
00:09:59 --> 00:10:02:	I cannot say collaborate with the virus.
00:10:02 --> 00:10:06:	But how to live in our cities with the virus
00:10:06 --> 00:10:07:	done?
00:10:07 --> 00:10:11:	Can I ask you to make a presentation about the
00:10:11 --> 00:10:16:	future cities and how we respond to this challenge?
00:10:16 --> 00:10:19:	Sure thing, happy to let me just share my screen.
00:10:19 --> 00:10:21:	Hopefully this will work efficiently.
00:10:28 --> 00:10:30:	Hopefully you can see my screen.
00:10:30 --> 00:10:33:	It's titled adaptive city. Is it working?
00:10:36 --> 00:10:38:	Yeah, OK.
00:10:38 --> 00:10:41:	Eczema Lex again very much she'll answer for inviting me
00:10:41 --> 00:10:41:	to talk today.
00:10:41 --> 00:10:44:	I think as we were first talking about this conference

00:10:44 --> 00:10:45:	many,
00:10:45 --> 00:10:47:	many months ago, the topic of discussion,
00:10:47 --> 00:10:49:	the city of a future would be very different.
00:10:49 --> 00:10:52:	I would have been talking much more focused on climate
00:10:52 --> 00:10:52:	change,
00:10:52 --> 00:10:56:	which of course think we need to definitely talk about
00:10:56 --> 00:10:56:	today.
00:10:56 --> 00:11:00:	But it's kind of impossible to ignore the recent events,
00:11:00 --> 00:11:03:	so I think. The The Stranger my talk today is
00:11:03 --> 00:11:06:	really going to be more towards towards the thesis of
00:11:06 --> 00:11:07:	an adaptive city.
00:11:07 --> 00:11:10:	How do we really adjust to times going forward and
00:11:10 --> 00:11:13:	we've been working as a firm to really think about
00:11:13 --> 00:11:16:	how we need to change our way of thinking at
00:11:16 --> 00:11:19:	all scales, and so we've come up with sort of
00:11:19 --> 00:11:22:	a series of five archetypes that we think could be
00:11:22 --> 00:11:23:	a potential way forward.
00:11:23 --> 00:11:26:	So let me just start into this.
00:11:26 --> 00:11:29:	So I think that obviously this has been an unprecedented
00:11:29 --> 00:11:30:	impact in our lives,
00:11:30 --> 00:11:34:	and it's quite surprising how devastating it's been,
00:11:34 --> 00:11:35:	how wide reaching has been,
00:11:35 --> 00:11:40:	particularly on how it's impacted social interaction in our cities.
00:11:40 --> 00:11:44:	And in fact, some people are even questioning the existence
00:11:44 --> 00:11:47:	of cities and they have come into question.
00:11:47 --> 00:11:50:	Are they really the right ways to develop or they
00:11:50 --> 00:11:50:	too dense?
00:11:50 --> 00:11:54:	And are they really the drivers of further disease and
00:11:54 --> 00:11:55:	risk to human race?
00:11:55 --> 00:11:58:	So I think this is something that obviously as a
00:11:58 --> 00:11:59:	city planner,
00:11:59 --> 00:12:02:	someone who's very passionate about urban life.
00:12:02 --> 00:12:05:	I'm going to have a strong opinion obviously,
00:12:05 --> 00:12:07:	so I think we do have to remember few bit
00:12:08 --> 00:12:10:	of context or context in 150 years ago the top
00:12:11 --> 00:12:11:	10.
00:12:11 --> 00:12:15:	Causes of death amongst the world were all infectious diseases
00:12:15 --> 00:12:18:	and over the course of the last century,
00:12:18 --> 00:12:22:	plus modern medicines helped us to eradicate almost all of
00:12:22 --> 00:12:22:	those.
00:12:22 --> 00:12:25:	So now we only have one of the top 10

00:12:25 --> 00:12:28:	cases of death is as a as infectious disease.
00:12:28 --> 00:12:31:	So I think we have to also remember that we
00:12:31 --> 00:12:34:	have modern medicine to our advantage.
00:12:34 --> 00:12:36:	At the same time over the last 150 years we
00:12:37 --> 00:12:39:	also urbanized and densified,
00:12:39 --> 00:12:41:	so we've been able to tackle these.
00:12:41 --> 00:12:46:	Really difficult health issues. While the same time creating great
00:12:46 --> 00:12:46:	cities.
00:12:46 --> 00:12:50:	I think there's also some some confusion about what is
00:12:50 --> 00:12:52:	the cause of the highest risk areas of such a
00:12:52 --> 00:12:53:	pandemic issue,
00:12:53 --> 00:12:55:	and I think while this is a map of New
00:12:55 --> 00:12:56:	York,
00:12:56 --> 00:12:58:	on the left is the density heatmap and on the
00:12:58 --> 00:13:01:	right is the heat map of where which girls were
00:13:01 --> 00:13:03:	the most affected by the disease,
00:13:03 --> 00:13:06:	and I think what this shows is there is not
00:13:06 --> 00:13:10:	necessarily correlation between density and the impact on disease.
00:13:10 --> 00:13:12:	I think what we're finding is the impact has hit
00:13:12 --> 00:13:14:	much more lower income,
00:13:14 --> 00:13:18:	neighborhoods, places where people actually had to continue to to
00:13:18 --> 00:13:18:	work.
00:13:18 --> 00:13:22:	Frontline workers taking public transit where their family and maybe
00:13:22 --> 00:13:24:	density is higher than other places,
00:13:24 --> 00:13:26:	so I think that we have to be careful about
00:13:26 --> 00:13:29:	saying that cities are the cause of this.
00:13:29 --> 00:13:31:	I think it's really about crowding and how we interact
00:13:31 --> 00:13:32:	with each other.
00:13:32 --> 00:13:35:	Another map, larger scale. This is the Netherlands,
00:13:35 --> 00:13:38:	the same sort of comparison with the density in the
00:13:38 --> 00:13:41:	left versus areas of highest impact on the right.
00:13:41 --> 00:13:43:	So I think this this does mean that we do
00:13:43 --> 00:13:46:	certainly have challenges as we face the next pandemic,
00:13:46 --> 00:13:49:	but the cities are not necessarily the only culprit.
00:13:49 --> 00:13:53:	In creating these issues. Another historic context really is we've
00:13:53 --> 00:13:57:	done this through this before and cities have bounced back
00:13:57 --> 00:13:57:	and,
00:13:57 --> 00:14:01:	you know, cities have actually been redesigned in some

	ways,
00:14:01 --> 00:14:02:	such as Paris and Housmans,
00:14:02 --> 00:14:06:	creation of the boulevards coming to the medieval streets of
00:14:06 --> 00:14:09:	the city was in response to the code after they
00:14:09 --> 00:14:11:	make their colder epidemic in 1830s.
00:14:11 --> 00:14:14:	And of course we at the same time in the
00:14:14 --> 00:14:18:	United States and in the UK had also similar interventions.
00:14:18 --> 00:14:21:	NYC's Central Park was in response to that epidemic.
00:14:21 --> 00:14:24:	In trying to create better human environmental health in London.
00:14:24 --> 00:14:28:	The whole Victorian sewer system and sort of heroic era
00:14:28 --> 00:14:31:	of hostel building also took place at the same time.
00:14:31 --> 00:14:35:	So these are great advances in civic infrastructure that took
00:14:35 --> 00:14:37:	place after similar kinds of events.
00:14:37 --> 00:14:41:	There's also been some radical ideas of rethinking cities,
00:14:41 --> 00:14:43:	and I think that keeps happening.
00:14:43 --> 00:14:46:	We do have to be careful about these things,
00:14:46 --> 00:14:49:	you know. Thank goodness this plan by like a boozy
00:14:49 --> 00:14:50:	the planet,
00:14:50 --> 00:14:52:	wasn't for Paris, didn't take place,
00:14:52 --> 00:14:54:	but many developments posts were.
00:14:54 --> 00:14:57:	Two did happen in this in this regard,
00:14:57 --> 00:15:00:	and we've been sort of challenging that urbanism ever since.
00:15:00 --> 00:15:02:	So I think we have to be careful.
00:15:02 --> 00:15:05:	I think he's proposing radical changes,
00:15:05 --> 00:15:08:	and I think we should instead see cities that are.
00:15:08 --> 00:15:12:	Resilience there, organic. And there are ecosystems that can adapt
00:15:12 --> 00:15:15:	to this sort of these challenges.
00:15:15 --> 00:15:18:	Maybe our role right now is to accelerate that kind
00:15:18 --> 00:15:20:	of change in face of this pandemic and use this
00:15:21 --> 00:15:23:	as a catalyst to move forward more quickly than we
00:15:23 --> 00:15:26:	would have otherwise.
00:15:26 --> 00:15:28:	So I think in my thesis is really going to
00:15:29 --> 00:15:30:	be that we need cities more than ever,
00:15:30 --> 00:15:33:	but the question is how do we make them better?
00:15:33 --> 00:15:34:	We need them for an interchange,
00:15:34 --> 00:15:38:	exchange of ideas, meeting greeting people to create these social
00:15:38 --> 00:15:39:	connections.
00:15:39 --> 00:15:42:	So I've got sort of five sort of chapters of
00:15:42 --> 00:15:45:	these of this thought process and will walk you through
00:15:45 --> 00:15:47:	each one individually.

00:15:47 --> 00:15:50:	So the first theme is really about creating the pedestrian
00:15:50 --> 00:15:52:	city to focus our efforts on people,
00:15:52 --> 00:15:55:	particularly designer streets, in public spaces.
00:15:55 --> 00:15:58:	Let's really focus on spaces for interactions,
00:15:58 --> 00:16:01:	obviously at safe distance in times like these,
00:16:01 --> 00:16:03:	but really put people first.
00:16:03 --> 00:16:05:	Input vehicles 2nd.
00:16:05 --> 00:16:08:	And we know, and many cities are sort of retrofitting
00:16:08 --> 00:16:11:	their public realm today to take over sort of vehicular
00:16:11 --> 00:16:15:	space to create more space for healthy walking and cycling
00:16:15 --> 00:16:18:	where you can walk a safe distance from your from
00:16:18 --> 00:16:22:	the 1st and approaching on the small sidewalk or pavement.
00:16:22 --> 00:16:25:	Public space is very resilient to sort of re purpose
00:16:25 --> 00:16:29:	and reconfigure in such ways that people can still use
00:16:29 --> 00:16:29:	those spaces,
00:16:29 --> 00:16:32:	but in a healthy distance way.
00:16:32 --> 00:16:35:	This is a great project and found in Florence is
00:16:35 --> 00:16:39:	called still distant date which is really a wonderful graphic
00:16:39 --> 00:16:42:	arts project that's also help people understand how they can
00:16:42 --> 00:16:45:	still use that space. In times like this and also
00:16:46 --> 00:16:49:	it doesn't disturb the natural nature of this space long-term
00:16:49 --> 00:16:51:	when everything is fine,
00:16:51 --> 00:16:53:	we can operate locally.
00:16:53 --> 00:16:57:	I think creating new places for parks and playgrounds that
00:16:57 --> 00:16:59:	cater to wider wider spectrum of people,
00:16:59 --> 00:17:02:	children, older people is important.
00:17:02 --> 00:17:05:	And also you know the city needs to continue to
00:17:05 --> 00:17:08:	live and survive in the surface and free provisions,
00:17:08 --> 00:17:11:	so creating real, distinct and discrete access for the provision
00:17:12 --> 00:17:13:	of cities is important,
00:17:13 --> 00:17:16:	and how that sort of interfaces or doesn't interface with
00:17:16 --> 00:17:18:	people in times like these.
00:17:18 --> 00:17:21:	It's important, understand.
00:17:21 --> 00:17:24:	The next thing next theme is really what we call
00:17:24 --> 00:17:25:	the Equitable City.
00:17:25 --> 00:17:28:	And this is promoting social and economic well.
00:17:28 --> 00:17:29:	Being. As I said before,
00:17:29 --> 00:17:33:	the neighborhoods that I've seen impacted the most in cities
00:17:33 --> 00:17:37:	during this time have really been lower income neighborhoods.
00:17:37 --> 00:17:40:	The disadvantages and people at risk.
00:17:40 --> 00:17:44:	In communities, and this is really important that we address

00:17:44 --> 00:17:46:	is not really an urban design issue,
00:17:46 --> 00:17:48:	it's more of a social design and the sort of
00:17:48 --> 00:17:49:	a social engineering.
00:17:49 --> 00:17:53:	So stroke, operational and also just a mindset about approaching
00:17:53 --> 00:17:57:	these communities and really thinking about a grassroots approach,
00:17:57 --> 00:17:59:	understanding what their needs are.
00:17:59 --> 00:18:02:	Particularly times like these. What are they missing?
00:18:02 --> 00:18:03:	What they need to survive,
00:18:03 --> 00:18:07:	what they need to advance their livelihood through times like
00:18:07 --> 00:18:08:	this and in between?
00:18:08 --> 00:18:10:	So a bottom up approach to designing and we.
00:18:10 --> 00:18:12:	We've tried to do this,
00:18:12 --> 00:18:14:	not work. This is a project for Detroit along the
00:18:14 --> 00:18:18:	waterfront where we set up this interactive system online,
00:18:18 --> 00:18:20:	which also led to great community workshops to kind of
00:18:20 --> 00:18:24:	set out the Community strategies and goals for the project.
00:18:24 --> 00:18:27:	Before we even began putting pen to paper.
00:18:27 --> 00:18:30:	And this helps us really to align the neighborhood social
00:18:30 --> 00:18:33:	networks with the physical space that we may design in
00:18:33 --> 00:18:33:	cities.
00:18:33 --> 00:18:36:	The urban design space, the space between buildings,
00:18:36 --> 00:18:39:	the retrofitting of existing fabrics which also helps to address
00:18:40 --> 00:18:40:	climate change.
00:18:40 --> 00:18:46:	Could you recycling Billings versus rebuilding them all over again?
00:18:46 --> 00:18:49:	You really also understanding you economic new economic opportunities.
00:18:49 --> 00:18:52:	How can we have the small mom and pop shop
00:18:52 --> 00:18:54:	still continue to operate during times like this?
00:18:54 --> 00:18:58:	That helps to keep those neighborhoods alive and operating an
00:18:58 --> 00:19:00:	invigorated two times like this.
00:19:00 --> 00:19:03:	And of course, I think you know advocating continue to
00:19:03 --> 00:19:06:	advocate for education in these areas.
00:19:06 --> 00:19:09:	An advanced skills training as technology moves forward,
00:19:09 --> 00:19:12:	we have to bring these communities along to give them
00:19:12 --> 00:19:13:	opportunities to advance,
00:19:13 --> 00:19:16:	advance their livelihood going forward.
00:19:18 --> 00:19:21:	The third team talk about is will be calling the
00:19:21 --> 00:19:22:	Biomorphic City.
00:19:22 --> 00:19:26:	This is really all about incorporating ecology and open space,

00:19:26 --> 00:19:30:	and a better balance of the built fabric of our
00:19:30 --> 00:19:33:	cities with the natural environment.
00:19:33 --> 00:19:35:	And I think we've seen a return to the open
00:19:35 --> 00:19:36:	space.
00:19:36 --> 00:19:39:	The fact that people actually using green spaces as a
00:19:39 --> 00:19:43:	way to continue to have communal activities even at distance
00:19:43 --> 00:19:46:	to find respite in the park or a local forest
00:19:46 --> 00:19:50:	or urban garden is really important in times like these.
00:19:50 --> 00:19:54:	So providing green space as a way to continue urban
00:19:54 --> 00:19:55:	activity.
00:19:55 --> 00:19:58:	It also then links to and promotes urban health,
00:19:58 --> 00:20:02:	human health areas to recreat to get away from the
00:20:02 --> 00:20:06:	stress of situations like we've been living last few months
00:20:07 --> 00:20:10:	and just to kind of keep on going and have
00:20:10 --> 00:20:12:	fun. And still, you know live live,
00:20:12 --> 00:20:16:	Live a wonderful urban life.
00:20:16 --> 00:20:19:	So I think what we we not promoting our projects,
00:20:19 --> 00:20:21:	which again also addresses climate change,
00:20:21 --> 00:20:24:	is really creating more open space in cities,
00:20:24 --> 00:20:27:	particularly as we identify them further.
00:20:27 --> 00:20:30:	Or as we retrofit the existing cities to find opportunities
00:20:30 --> 00:20:33:	for small pocket parks for small garden spaces,
00:20:33 --> 00:20:36:	whether the community or sort of formal gardens,
00:20:36 --> 00:20:41:	this helps improve air quality and promote more healthy urban
00:20:42 --> 00:20:42:	density.
00:20:42 --> 00:20:45:	We're also really promoting the idea of bringing in,
00:20:45 --> 00:20:49:	restoring the old ecosystems that ran through our cities.
00:20:49 --> 00:20:54:	Overtime that we're sort of forgotten or destroyed through industrialization
00:20:54 --> 00:20:56:	and modernization of our cities.
00:20:56 --> 00:20:59:	This helps to again prove sort of a lively life,
00:20:59 --> 00:21:04:	livelihood, people, as well as bringing people in close contact
00:21:04 --> 00:21:07:	with wildlife and nature in an urban environment.
00:21:07 --> 00:21:10:	Again, this has a great impact.
00:21:10 --> 00:21:14:	Removing the climate change needle as well.
00:21:14 --> 00:21:17:	So we're also seeing cities take advantage of this of
00:21:17 --> 00:21:21:	this crisis to really advance many of the environmental initiatives
00:21:21 --> 00:21:24:	they had on the table on the drawing table that
00:21:24 --> 00:21:27:	can help. So help to also help to address long-term
00:21:27 --> 00:21:28:	climate change,
00:21:28 --> 00:21:31:	so again, not like Greening cities,

00:21:31 --> 00:21:35:	but rethinking the public round harvesting space for people changing
00:21:35 --> 00:21:39:	modes of transit wherever possible to make it more impactful
00:21:39 --> 00:21:41:	in terms of less impact to the climate.
00:21:43 --> 00:21:46:	So the 4th theme is really what we're calling to
00:21:46 --> 00:21:47:	the 15 minute city,
00:21:47 --> 00:21:51:	and this is about creating more balanced mix communities throughout
00:21:51 --> 00:21:53:	the Metropolitan area.
00:21:53 --> 00:21:55:	This is something that I think is really been coined
00:21:55 --> 00:21:57:	by the mayor of Paris as part of her reelection
00:21:58 --> 00:22:01:	agenda to create a series of neighborhoods without throughout Paris
00:22:01 --> 00:22:05:	that within 15 minutes walk you have every single thing
00:22:05 --> 00:22:05:	you need.
00:22:05 --> 00:22:07:	Whether it's a place of work.
00:22:07 --> 00:22:10:	A place to shop and educational spaces.
00:22:10 --> 00:22:14:	School regarding everything that everyone would need for the majority
00:22:14 --> 00:22:17:	of their urban lives could be within 1/4 of an
00:22:17 --> 00:22:20:	hour or 15 minute walk or cycle ride from their
00:22:20 --> 00:22:24:	home. Doing this would help to take pressure off of
00:22:24 --> 00:22:25:	city center areas,
00:22:25 --> 00:22:27:	particularly in times like this,
00:22:27 --> 00:22:30:	so that people don't always have to travel into the
00:22:30 --> 00:22:32:	center of the city to get what they need to
00:22:32 --> 00:22:36:	do their work to access education or something they need
00:22:36 --> 00:22:39:	to purchase it to move on with their lives.
00:22:39 --> 00:22:42:	So we think this could also lead to thinking about
00:22:42 --> 00:22:44:	densifying certain places,
00:22:44 --> 00:22:48:	certain areas within cities that are appropriate to its context,
00:22:48 --> 00:22:52:	but to intensify activities, diversify the uses that take place
00:22:52 --> 00:22:56:	in these areas to provide more vibrancy and our broader
00:22:56 --> 00:23:00:	choice of services within a close proximity to where you
00:23:00 --> 00:23:01:	work in the.
00:23:03 --> 00:23:07:	And of course they should also include social amenities,
00:23:07 --> 00:23:09:	community centers, parks, recreation areas,
00:23:09 --> 00:23:14:	religious facilities, schools, and creches things like this that really
00:23:14 --> 00:23:16:	can help animate and bring people together.
00:23:16 --> 00:23:17:	Even times like this.
00:23:20 --> 00:23:23:	We also been looking at sort of models of mixing
00:23:23 --> 00:23:26:	employment with housing and how can you create a healthy

00:23:26 --> 00:23:30:	environment where you can have maybe some makerspaces and sort
00:23:30 --> 00:23:33:	of thinking around spaces. Whether it's for 3D printing or
00:23:33 --> 00:23:34:	bakery or smaller,
00:23:34 --> 00:23:38:	quieter light industrial employment which we see throughout suburban areas
00:23:38 --> 00:23:42:	of our cities but also intermingling that with housing above
00:23:42 --> 00:23:44:	so you can live and work in the same urban
00:23:44 --> 00:23:48:	block. We think as technologies increase in his industry,
00:23:48 --> 00:23:50:	4.0 moves forward. You know,
00:23:50 --> 00:23:55:	this kind of hybrid development could be much more viable
00:23:55 --> 00:23:58:	than it has been in the past.
00:23:58 --> 00:24:00:	And then just the last point here is really something
00:24:00 --> 00:24:02:	we're calling the Elastic City,
00:24:02 --> 00:24:05:	which is really about a city that works in multiple
00:24:05 --> 00:24:05:	directions,
00:24:05 --> 00:24:08:	not a singular direction is really pointing to the need
00:24:08 --> 00:24:09:	to promote,
00:24:09 --> 00:24:13:	and we think some of our urban movement systems.
00:24:13 --> 00:24:16:	So if we can help major much partners move away
00:24:16 --> 00:24:19:	from a hub and spoke type of transportation network into
00:24:19 --> 00:24:23:	something that's much more multidirectional multiple choices.
00:24:23 --> 00:24:26:	We think that will help take pressure off of the
00:24:26 --> 00:24:29:	major systems that are under stress and times like this.
00:24:29 --> 00:24:33:	I think in London. TfL is saying that the tube
00:24:33 --> 00:24:36:	and rail system is really going to be a 15
00:24:36 --> 00:24:36:	to 20%
00:24:36 --> 00:24:40:	maximum capacity. During times of social distancing,
00:24:40 --> 00:24:43:	at least 2 meters, so how do people move around?
00:24:43 --> 00:24:48:	They need more choices, more different varieties of movement through
00:24:48 --> 00:24:49:	the city.
00:24:49 --> 00:24:50:	So Greater London looks like this.
00:24:50 --> 00:24:53:	It's very much a traditional hub and spoke system.
00:24:53 --> 00:24:55:	All. All paths lead to the center as you can
00:24:56 --> 00:24:57:	find in most Metropolitan areas.
00:24:57 --> 00:24:59:	I think around the world,
00:24:59 --> 00:25:01:	but it reveals there's a series of gaps here in
00:25:01 --> 00:25:03:	whites in the outer areas of cities,
00:25:03 --> 00:25:06:	so if we could create more circumstantial can networks that
00:25:06 --> 00:25:10:	connects urban areas connect lower density areas together left to
00:25:10 --> 00:25:11:	right East,

00:25:11 --> 00:25:14:	West, North, South, that would also help provide opportunities for
00:25:14 --> 00:25:15:	development.
00:25:15 --> 00:25:18:	Take place outside the center to take pressure off of
00:25:18 --> 00:25:19:	the center.
00:25:19 --> 00:25:22:	By the way, we calculated that if we're able to
00:25:22 --> 00:25:23:	do this in London,
00:25:23 --> 00:25:26:	we could flip the 2/3 private car usage is over
00:25:26 --> 00:25:28:	to 2/3 public transit usage,
00:25:28 --> 00:25:31:	which could really take out three million tons of carbon
00:25:31 --> 00:25:31:	a year,
00:25:31 --> 00:25:35:	which is a significant change for climate change in this
00:25:35 --> 00:25:35:	too.
00:25:35 --> 00:25:39:	So this can also help to address multiple things at
00:25:39 --> 00:25:39:	once.
00:25:39 --> 00:25:42:	So we're looking at things like the light rail systems
00:25:42 --> 00:25:45:	that are recently been developed in London and how we
00:25:45 --> 00:25:48:	can expand upon those with last Mile Transit with autonomous
00:25:48 --> 00:25:51:	shuttles. These could be also secure during times of pandemic.
00:25:51 --> 00:25:55:	The clean, smaller units of people traveling together versus larger
00:25:56 --> 00:25:57:	quantities of people.
00:25:57 --> 00:26:01:	Yeah, and so then really promoting these other soft mobility
00:26:01 --> 00:26:02:	modes.
00:26:02 --> 00:26:06:	So walking, cycling, scooters, this micro transit that's coming.
00:26:06 --> 00:26:09:	I think very soon to sort of add onto the
00:26:09 --> 00:26:13:	major mass transit systems that we have in our cities
00:26:13 --> 00:26:16:	just to kind of provide more resiliency in the system
00:26:16 --> 00:26:19:	in that way. And we've been looking at how these
00:26:19 --> 00:26:22:	could be incorporated in even within historic city centers using
00:26:22 --> 00:26:25:	some of the more finer grain networks of streets where
00:26:25 --> 00:26:28:	these vehicles could into the mix and mingle with pedestrians
00:26:28 --> 00:26:29:	and cyclists.
00:26:29 --> 00:26:31:	And very.
00:26:31 --> 00:26:34:	Clear way once the technology is really ready for that
00:26:34 --> 00:26:34:	to happen.
00:26:34 --> 00:26:37:	So these are things we should be having in the
00:26:37 --> 00:26:40:	back of our minds to to advance further as the
00:26:40 --> 00:26:42:	technology comes on board.
00:26:42 --> 00:26:44:	And so all this could really lead to more Poly

00:26:44 --> 00:26:47:	centric model of City where we begin to think about
00:26:47 --> 00:26:51:	a more equal distribution of density throughout the wider Metropolitan
00:26:51 --> 00:26:54:	area. Again to take pressure off the center,
00:26:54 --> 00:26:57:	provide more choice, more amenity within close distance and more
00:26:57 --> 00:27:00:	variety of ways of moving about to connect the person
00:27:00 --> 00:27:02:	you want to connect.
00:27:04 --> 00:27:06:	So I'll stop there and open up for the wider
00:27:07 --> 00:27:07:	dialogue now.
00:27:07 --> 00:27:11:	Thank you. Thank you Don before I ask our panelists
00:27:11 --> 00:27:15:	to share with us a view of the adaptive city.
00:27:15 --> 00:27:17:	Forgive me down, but I have one.
00:27:17 --> 00:27:19:	Maybe not now naive question,
00:27:19 --> 00:27:23:	could you because I would like to understand it better.
00:27:23 --> 00:27:28:	Could you explain me what is the difference between adaptive
00:27:28 --> 00:27:30:	city and resilient city?
00:27:30 --> 00:27:32:	I think it's the same thing.
00:27:32 --> 00:27:35:	It's probably the same, the same concept.
00:27:35 --> 00:27:39:	I like the word adaptive because sometimes resiliency is only
00:27:39 --> 00:27:42:	talked about in terms of climate change.
00:27:42 --> 00:27:45:	Cities along coastal areas that have to deal with sea
00:27:45 --> 00:27:49:	level rise too often when we speak of resilient cities
00:27:49 --> 00:27:51:	that I'm sure you'll talk about this too,
00:27:51 --> 00:27:55:	we don't want it is not single dimensional like that.
00:27:55 --> 00:27:58:	I think it's about cities that can adapt to change
00:27:58 --> 00:28:01:	cities that can modify their networks.
00:28:01 --> 00:28:04:	Cities that can add density can add greenspace,
00:28:04 --> 00:28:06:	can morph and evolve. As an as needed to to
00:28:07 --> 00:28:08:	address crises,
00:28:08 --> 00:28:10:	whether or to address long-term issues like,
00:28:10 --> 00:28:12:	we have the climate change.
00:28:12 --> 00:28:13:	So it's really a living,
00:28:13 --> 00:28:17:	breathing Organism that's adapting like humans.
00:28:17 --> 00:28:20:	Nothing thank you Lena. Are you working?
00:28:20 --> 00:28:25:	You're you're working with many countries with this resilient officers.
00:28:25 --> 00:28:28:	You know the resilient programs of many,
00:28:28 --> 00:28:32:	many countries could you? Could you tell us whether there
00:28:32 --> 00:28:36:	are any specific goals and objectives for the region or
00:28:36 --> 00:28:40:	for the continents in respect of the resilient city adaptive
00:28:40 --> 00:28:42:	city? What are the background?

00:28:42 --> 00:28:45:	If there are some?
00:28:45 --> 00:28:50:	Additional changes could you, could you elaborate it a little
00:28:50 --> 00:28:51:	bit more?
00:28:51 --> 00:28:54:	Sure, and just say I would love to live in
00:28:54 --> 00:28:57:	the city that described it.
00:28:57 --> 00:28:59:	Seems that open to various into,
00:28:59 --> 00:29:03:	like you know, increasing that limit.
00:29:03 --> 00:29:06:	So there were a few different questions.
00:29:06 --> 00:29:10:	So first of all, for us with this important in
00:29:10 --> 00:29:14:	terms of resilience is not the ability of the city
00:29:14 --> 00:29:18:	or the system to to survive and adapt,
00:29:18 --> 00:29:22:	but actually thrive in the face of different.
00:29:22 --> 00:29:27:	Challenges, shocks or stresses. So the important piece here is
00:29:27 --> 00:29:30:	this is drive because in most cases.
00:29:30 --> 00:29:33:	The goal is not to go back at the status
00:29:33 --> 00:29:33:	quo,
00:29:33 --> 00:29:36:	which was and is the source of.
00:29:36 --> 00:29:40:	The problem itself is to actually understand what worked and
00:29:40 --> 00:29:44:	what didn't work and try to fundamentally change it.
00:29:44 --> 00:29:47:	And I think this crisis.
00:29:47 --> 00:29:49:	Showed us a few things.
00:29:49 --> 00:29:54:	First of all, I think it highlighted the systemic weaknesses
00:29:54 --> 00:29:55:	of our systems,
00:29:55 --> 00:29:59:	and we've seen it in cities where the issues of
00:29:59 --> 00:30:01:	food security were highlighted.
00:30:01 --> 00:30:05:	Even in cities like London where food security was an
00:30:05 --> 00:30:09:	issue and you know very short and just in time
00:30:09 --> 00:30:10:	supply chains,
00:30:10 --> 00:30:12:	this was even worse. Of course,
00:30:12 --> 00:30:15:	in CPS you know, in Asia in India and in
00:30:16 --> 00:30:16:	Africa,
00:30:16 --> 00:30:21:	issues around water safety. And access to water systemic racism
00:30:21 --> 00:30:23:	that we see it in in,
00:30:23 --> 00:30:26:	in in EU. In the US the importance of the
00:30:26 --> 00:30:30:	frontline workers where our society and how we've treated them
00:30:30 --> 00:30:32:	throughout this decade.
00:30:32 --> 00:30:36:	It also showed us they need for data for transparent
00:30:36 --> 00:30:39:	leadership for community resilience,
00:30:39 --> 00:30:43:	the importance of leadership and give their signal just as
00:30:43 --> 00:30:46:	a decision-making top down approach.

00:30:46 --> 00:30:49:	But as you know, assistant.
00:30:49 --> 00:30:52:	It also. And also showed us that we are all
00:30:52 --> 00:30:57:	vulnerable even the most wealthy biggest cities in the world
00:30:57 --> 00:31:01:	are vulnerable and that created also a bigger awareness in
00:31:01 --> 00:31:05:	terms of risk that I think we can actually use
00:31:05 --> 00:31:06:	it in how we address the.
00:31:06 --> 00:31:10:	The bigger the biggest elephant in the room which is
00:31:10 --> 00:31:12:	which is climate change.
00:31:12 --> 00:31:15:	Now I think the question is on Daniel kind of
00:31:15 --> 00:31:18:	identified the different systems,
00:31:18 --> 00:31:22:	the different visions and a lot of our cities weather
00:31:22 --> 00:31:23:	this is Milan,
00:31:23 --> 00:31:25:	Paris, Barcelona. Are already doing,
00:31:25 --> 00:31:30:	you know, our pedestrianising their streets are putting cycling parts
00:31:30 --> 00:31:30:	and so on,
00:31:30 --> 00:31:33:	but the question for me is on for for,
00:31:33 --> 00:31:34:	for, for the work we do.
00:31:34 --> 00:31:38:	What kind of governance structures we need to put in
00:31:38 --> 00:31:38:	place?
00:31:38 --> 00:31:42:	What are the changes that the municipal governments need to
00:31:42 --> 00:31:45:	make in order to be able to address these changes
00:31:45 --> 00:31:47:	and make these changes?
00:31:47 --> 00:31:50:	What partnerships they need to develop?
00:31:50 --> 00:31:53:	Especially if you take into consideration that cities will be
00:31:54 --> 00:31:54:	in a big.
00:31:54 --> 00:31:57:	Fiscal constraints cities like Houston,
00:31:57 --> 00:32:00:	we lose half a billion of revenues within this year.
00:32:00 --> 00:32:03:	You know what does it mean for this is how
00:32:03 --> 00:32:07:	are they going to actually do these investments,
00:32:07 --> 00:32:11:	how they can maintain basic infrastructure and basic services based
00:32:11 --> 00:32:13:	on this fiscal constraints,
00:32:13 --> 00:32:16:	which brings us into the role of the real estate
00:32:17 --> 00:32:21:	sector of the investors of public private partnerships and how
00:32:21 --> 00:32:24:	we need to rethink and how we need to see
00:32:24 --> 00:32:29:	all of these projects. From a multi benefit multi hazard,
00:32:29 --> 00:32:31:	an multistakeholder lens.
00:32:33 --> 00:32:37:	Now there are a lot of changes and a lot
00:32:37 --> 00:32:38:	of unknown issues.
00:32:38 --> 00:32:42:	What we will face in the future and new class.
00:32:42 --> 00:32:46:	It's a question to your last three months.

00:32:46 --> 00:32:49:	People were isolated at home last year 5%
00:32:49 --> 00:32:53:	of workplace opted to work from home.
00:32:53 --> 00:32:55:	Now in June it is around 3540%
00:32:55 --> 00:32:58:	of people are working remotely.
00:32:58 --> 00:33:02:	I think that this dramatic change would it not happen
00:33:02 --> 00:33:06:	without without covered in a in a normal days.
00:33:06 --> 00:33:10:	It takes us 10 or 15 years now it has
00:33:10 --> 00:33:12:	been dramatically changed.
00:33:12 --> 00:33:18:	Next change is a bigger fair of the public transportation
00:33:18 --> 00:33:24:	and there are some solutions we've done showed retail online
00:33:24 --> 00:33:28:	shopping becomes more prominent.
00:33:28 --> 00:33:32:	All of these issues. They are in front of developers.
00:33:32 --> 00:33:37:	It's a huge challenge in front of developers and in
00:33:37 --> 00:33:43:	this big responsibility which is put on the developments shoulders.
00:33:43 --> 00:33:49:	You are one of the leading developers in Poland introducing
00:33:49 --> 00:33:52:	a lot of innovative social solutions.
00:33:52 --> 00:33:56:	What is your view? What kind of knew proposal you
00:33:57 --> 00:33:58:	will have to?
00:33:58 --> 00:34:03:	Are two people. In work and in our residential.
00:34:06 --> 00:34:08:	I think it's a very good question you want and
00:34:08 --> 00:34:11:	also think what you need to see here as well.
00:34:11 --> 00:34:14:	From our business we have a lot of construction sites
00:34:14 --> 00:34:16:	and going and they are very difficult to work from
00:34:16 --> 00:34:17:	home.
00:34:17 --> 00:34:19:	So I think there is still the very big part
00:34:19 --> 00:34:22:	of this sector workers still working on our sites and
00:34:22 --> 00:34:24:	still seeing what's happening on the market.
00:34:24 --> 00:34:27:	Also what we see going forward and what we implement
00:34:27 --> 00:34:30:	in your lot in our different developments is a lot
00:34:30 --> 00:34:33:	about the green areas and the meeting point that Dan
00:34:33 --> 00:34:36:	talked about before, which I think is super important.
00:34:36 --> 00:34:39:	And has been apart of our destination strategy for a
00:34:39 --> 00:34:40:	very long time now,
00:34:40 --> 00:34:44:	which we think will be even more important now going
00:34:44 --> 00:34:47:	forward and what we're seeing here is that.
00:34:47 --> 00:34:50:	What we're implementing a lot is lot more of out
00:34:50 --> 00:34:54:	the outdoor beating areas both in our office or retail
00:34:54 --> 00:34:56:	and our residential product.
00:34:56 --> 00:34:59:	Also what you would see inside our project.
00:34:59 --> 00:35:02:	It's also when you create this areas where you don't
00:35:02 --> 00:35:05:	need to have more of a touchless environment where you

00:35:05 --> 00:35:07:	don't need to touch the buttons to open up the
00:35:07 --> 00:35:10:	doors. You don't need to touch the things to get
00:35:10 --> 00:35:11:	into the elevators.
00:35:11 --> 00:35:15:	Alot more of these things are happening more with a
00:35:15 --> 00:35:16:	much more of it.
00:35:16 --> 00:35:20:	Touchless were working and you see also the ventilation.
00:35:20 --> 00:35:24:	The openable windows, all of his things getting more and
00:35:24 --> 00:35:26:	more important.
00:35:26 --> 00:35:28:	But as of today I have a lot of talks,
00:35:28 --> 00:35:32:	both with the investors and with different customers that are
00:35:32 --> 00:35:35:	still saying that the office is an integrated part of
00:35:35 --> 00:35:36:	their workplace.
00:35:36 --> 00:35:38:	I think we will not be as dense as we
00:35:38 --> 00:35:40:	used to be in the officers,
00:35:40 --> 00:35:44:	but we see. That need of human interactions is still
00:35:44 --> 00:35:45:	the same.
00:35:45 --> 00:35:48:	And it's very interesting 'cause I look at.
00:35:48 --> 00:35:51:	We have quite a few where retail product as well
00:35:51 --> 00:35:54:	where we see their football is coming back again to
00:35:54 --> 00:35:54:	the centers.
00:35:54 --> 00:35:57:	We see a lot of his things happening again so
00:35:57 --> 00:35:59:	I don't see us going forward.
00:35:59 --> 00:36:02:	But it will be. A total revolution.
00:36:02 --> 00:36:06:	What we've seen here. I agree that this will be
00:36:06 --> 00:36:07:	a push to the whole.
00:36:07 --> 00:36:10:	Office that is more handle from home,
00:36:10 --> 00:36:12:	then handle inside the office.
00:36:12 --> 00:36:15:	But what the work. We do inside office and especially
00:36:15 --> 00:36:18:	what I seen within our own business and my own
00:36:19 --> 00:36:22:	companies that did the things when you meet inside offices.
00:36:22 --> 00:36:25:	Is on valuable and you can also see how much
00:36:25 --> 00:36:28:	more it's important for us as human beings.
00:36:28 --> 00:36:31:	We need to meet and we need to integrate 'cause
00:36:31 --> 00:36:33:	we're not shaped in that way,
00:36:33 --> 00:36:36:	but we would like to sit at home.
00:36:36 --> 00:36:38:	All the time in front of the computer talking to
00:36:38 --> 00:36:39:	other people.
00:36:41 --> 00:36:45:	Thank you there all this issues which we as the
00:36:45 --> 00:36:47:	industry shall overcome.
00:36:47 --> 00:36:50:	And definitely it is as I as I said before,
00:36:50 --> 00:36:55:	a great challenge, Nicholas, you have mentioned that we are
00:36:55 --> 00:36:56:	a social people.

00:36:56 --> 00:36:58:	We would like to to meet.
00:36:58 --> 00:37:02:	We cannot be isolated and that's why I would like
00:37:02 --> 00:37:07:	to ask Don because I read several articles saying that
00:37:07 --> 00:37:10:	it is the end of the era of the megacities
00:37:10 --> 00:37:17:	that megacities. Has gone that our night life is gone.
00:37:17 --> 00:37:21:	Is it through from your perspective or what kind of
00:37:21 --> 00:37:23:	thoughts do you have?
00:37:23 --> 00:37:26:	But I think that term megacity is a loaded term,
00:37:26 --> 00:37:29:	so I guess we have to be careful how we
00:37:29 --> 00:37:30:	would define megacity.
00:37:30 --> 00:37:34:	I would just underline what Nicholas just said.
00:37:34 --> 00:37:37:	I think that the city pure and simple will always
00:37:37 --> 00:37:38:	still be needed.
00:37:38 --> 00:37:42:	It always has been. It's where innovation takes place.
00:37:42 --> 00:37:46:	It's where advances and our human condition takes place.
00:37:46 --> 00:37:48:	It's where people rub shoulders.
00:37:48 --> 00:37:52:	It's where you can get investors to support your latest
00:37:52 --> 00:37:54:	idea to take it to market.
00:37:54 --> 00:37:57:	It's where we go. Find cultures where we kind of
00:37:57 --> 00:37:58:	have fun.
00:37:58 --> 00:38:01:	That's where we meet and greet our friends and her
00:38:01 --> 00:38:02:	family and celebrate life.
00:38:02 --> 00:38:05:	So I. The megacity, I mean,
00:38:05 --> 00:38:07:	I think that's if you're thinking of sort of the
00:38:08 --> 00:38:10:	new Chinese cities that are coming on line,
00:38:10 --> 00:38:12:	I think that.
00:38:12 --> 00:38:15:	Another mega cities in Saudi Arabia that we've also been
00:38:15 --> 00:38:20:	looking into and trying to help that that government established.
00:38:20 --> 00:38:22:	Everyone now is talking about a more Humane city,
00:38:22 --> 00:38:25:	even if they're building new City from scratch.
00:38:25 --> 00:38:29:	So talking about the social aspects of community cohesion.
00:38:29 --> 00:38:33:	The connections to nature, so it's not just about density
00:38:33 --> 00:38:35:	and number of flats and number of jobs.
00:38:35 --> 00:38:39:	It's really about the life that that people can have
00:38:39 --> 00:38:40:	coming together.
00:38:40 --> 00:38:43:	So I think we're going to see a more Humane,
00:38:43 --> 00:38:47:	I think approach reinforced, hopefully in better balance with our
00:38:47 --> 00:38:48:	planet as well.
00:38:48 --> 00:38:52:	And in cities that can adapt and be resilient to
00:38:52 --> 00:38:56:	whatever forces of nature other brought upon them.
00:38:56 --> 00:39:00:	Uh huh. I think that we are very curious what

00:39:00 --> 00:39:04:	is the opinion of our audience about it.
00:39:04 --> 00:39:07:	Oh, gotcha can we? Can we put on the on
00:39:07 --> 00:39:10:	the screen and I will ask all of the participant
00:39:10 --> 00:39:13:	just to mark the answer for this question.
00:39:13 --> 00:39:17:	And then we'll summarize at the end of our Web
00:39:17 --> 00:39:17:	and R.
00:39:17 --> 00:39:21:	What is your opinion about megacities and whether they will
00:39:22 --> 00:39:23:	be existing on the rules?
00:39:23 --> 00:39:25:	Have no no, no this one.
00:39:25 --> 00:39:28:	The second one please. This one will skip.
00:39:31 --> 00:39:33:	OK.
00:39:33 --> 00:39:37:	Could you could you please mark up and then we'll
00:39:37 --> 00:39:37:	see.
00:39:43 --> 00:39:46:	Great, thank you.
00:39:46 --> 00:39:52:	And her Nicholas, what is what is your idea about?
00:39:52 --> 00:39:55:	We're creating a hops, not one city center,
00:39:55 --> 00:39:58:	whether it is from your perspective as a developer,
00:39:58 --> 00:40:01:	it is the idea what what you will be following
00:40:01 --> 00:40:04:	or how it looks like from your perspective.
00:40:04 --> 00:40:07:	This is a trend that we will for sure continue
00:40:07 --> 00:40:11:	following an one of our developments in the water brewery
00:40:11 --> 00:40:14:	where we have a lot of mixed use development.
00:40:14 --> 00:40:17:	A lot of restaurants was very very interesting,
00:40:17 --> 00:40:22:	younger last three months of Kovid we've seen even stronger
00:40:22 --> 00:40:24:	interest as well to do more.
00:40:24 --> 00:40:27:	Both leases, both from officers from as well from a
00:40:27 --> 00:40:28:	retail perspective,
00:40:28 --> 00:40:31:	because people want to get closer to this kind of
00:40:31 --> 00:40:34:	areas where you have this kind of stones where you
00:40:34 --> 00:40:37:	can't get access to everything you need with a very
00:40:37 --> 00:40:40:	short distance. So we see really business of vital part
00:40:40 --> 00:40:43:	of our business model and this is vital part.
00:40:43 --> 00:40:46:	What we're doing. Then we do all those things in
00:40:46 --> 00:40:49:	a Safeway so we implementing all these new technologies to
00:40:50 --> 00:40:52:	make sure that it's safe for the inhabitant.
00:40:52 --> 00:40:55:	It's safer if visitors come into this project.
00:40:55 --> 00:40:59:	And also what you see both in our retail projects
00:40:59 --> 00:40:59:	as well.
00:40:59 --> 00:41:03:	You see all these speak squares outside being used for
00:41:03 --> 00:41:07:	meeting greet places for people visiting the centers?
00:41:07 --> 00:41:11:	What has surprised us is limit that we see already
00:41:11 --> 00:41:14:	now and much quicker return to what we call the

00:41:14 --> 00:41:15:	new normality.
00:41:15 --> 00:41:18:	Where there is still still the social distancing,
00:41:18 --> 00:41:21:	there is still all these precautions put into place,
00:41:21 --> 00:41:24:	but still we are trying to find a way to
00:41:24 --> 00:41:25:	integrate into meet in a new way,
00:41:25 --> 00:41:27:	but we have not done before.
00:41:27 --> 00:41:30:	'cause we see a clear need for people that are
00:41:30 --> 00:41:33:	looking for a Polish perspective that has been sitting home
00:41:33 --> 00:41:36:	for a long time to come out and meet and
00:41:36 --> 00:41:37:	greet with family and friends.
00:41:37 --> 00:41:40:	That is really really important for all of us as
00:41:40 --> 00:41:41:	human beings.
00:41:41 --> 00:41:45:	We think our destination products will be even more important
00:41:45 --> 00:41:46:	than it was before covid.
00:41:46 --> 00:41:50:	And we see also that we do much more of
00:41:50 --> 00:41:50:	the.
00:41:50 --> 00:41:54:	Lower rise building 'cause in some way they have become
00:41:54 --> 00:41:55:	more copied,
00:41:55 --> 00:41:58:	safe in some way because you don't need to stand
00:41:58 --> 00:42:01:	and wait in the lift office and get squeezed together
00:42:01 --> 00:42:04:	in time in the way that they used to be.
00:42:04 --> 00:42:08:	And also hopefully this will be a new way to
00:42:08 --> 00:42:08:	get.
00:42:08 --> 00:42:11:	Our tenants to use the stairs much more than using
00:42:11 --> 00:42:12:	the lifts,
00:42:12 --> 00:42:14:	'cause that's also a good way both to get exercise
00:42:14 --> 00:42:18:	and to avoid getting squeezed together in small errors.
00:42:20 --> 00:42:22:	I saw a lot of people,
00:42:22 --> 00:42:26:	a crowd of people at the opening day of the
00:42:26 --> 00:42:31:	brewery and now I see poll results and it perfectly
00:42:31 --> 00:42:33:	confirms the class.
00:42:33 --> 00:42:37:	But you did say that we are social people we
00:42:37 --> 00:42:41:	need and we laugh to meet people because 65%
00:42:41 --> 00:42:47:	of our audience responded that they do not believe that
00:42:47 --> 00:42:49:	there is the end of the.
00:42:49 --> 00:42:53:	The life of the of the Mega Mega cities,
00:42:53 --> 00:42:57:	and I think that it shows us a trend irrespectively
00:42:57 --> 00:42:59:	of all of these threads.
00:42:59 --> 00:43:03:	What what we will be facing.
00:43:03 --> 00:43:06:	But let me let me come to the to the
00:43:07 --> 00:43:11:	next point in front of all of these changes and

00:43:11 --> 00:43:15:	challenges to create a resilient city.
00:43:15 --> 00:43:17:	Definitely it needs a very,
00:43:17 --> 00:43:23:	very close cooperation between public and private sector.
00:43:23 --> 00:43:30:	Private business support from government support from local authority.
00:43:30 --> 00:43:37:	Introduction Some new regulatory. Our solutions and what is extremely
00:43:37 --> 00:43:43:	important to involve Community to build a resilient city.
00:43:43 --> 00:43:49:	It is extremely different, demanding and even it seems a
00:43:49 --> 00:43:51:	little bit unrealistic.
00:43:51 --> 00:43:56:	That's why Lena, it is a question to to you
00:43:56 --> 00:43:58:	how you how you see it.
00:43:58 --> 00:44:03:	How to cause that different part of the people.
00:44:03 --> 00:44:06:	Different part of the business,
00:44:06 --> 00:44:10:	government, local and central will cooperate together.
00:44:13 --> 00:44:17:	Actually, I think resilience is one of the most.
00:44:17 --> 00:44:20:	Practical concepts rather than unrealistic,
00:44:20 --> 00:44:24:	to be honest, because what we say is not creating.
00:44:24 --> 00:44:26:	You know the ideal city,
00:44:26 --> 00:44:30:	but it's actually how we improve the way that we
00:44:30 --> 00:44:34:	work together and how we maximize the resources that we
00:44:34 --> 00:44:35:	that we have.
00:44:35 --> 00:44:39:	So that's why in in many cases you know many
00:44:39 --> 00:44:40:	people ask,
00:44:40 --> 00:44:44:	can only wealthy CPS be resilient or big cities like
00:44:44 --> 00:44:47:	no actually medium size cities or even.
00:44:47 --> 00:44:51:	Versus this computer is again because they have the right
00:44:51 --> 00:44:54:	structures and they can use the money that they have
00:44:54 --> 00:44:58:	on the resources that they have in a way that
00:44:58 --> 00:45:01:	it maximizes the impact. And it can create a shared
00:45:01 --> 00:45:03:	value among the communities.
00:45:03 --> 00:45:06:	So I don't. I don't believe that this is like
00:45:06 --> 00:45:10:	a unrealistic kind of vision and I think at this
00:45:10 --> 00:45:13:	point we've seen it also in many cities during this
00:45:13 --> 00:45:16:	crisis, because let's not forget the cities.
00:45:16 --> 00:45:19:	Where are the frontline? Of the crisis,
00:45:19 --> 00:45:23:	the mayors were the ones that were battling everyday with
00:45:23 --> 00:45:26:	the impact of them of the lock down.
00:45:26 --> 00:45:29:	And it was very obvious how much they need this
00:45:29 --> 00:45:32:	kind of multi stakeholder collaboration.
00:45:32 --> 00:45:33:	And we had this discussion,
00:45:33 --> 00:45:37:	for example with the Greater London Authority that they said
00:45:38 --> 00:45:42:	how quickly they mobilize their private sector on the

	philanthropic
00:45:42 --> 00:45:44:	sector on the civil society.
00:45:44 --> 00:45:47:	And they said we were able to do that because
00:45:47 --> 00:45:50:	we already had created this relationship.
00:45:50 --> 00:45:53:	With them we already have the trust on the network.
00:45:53 --> 00:45:57:	So this is also an important lesson learned.
00:45:57 --> 00:46:02:	You cannot expect for the private sector or the nonprofit
00:46:02 --> 00:46:05:	sector to step in when a crisis has hit,
00:46:05 --> 00:46:11:	but actually when the viewing the peacetime the city needs
00:46:11 --> 00:46:15:	to create this kind of process is now in practice.
00:46:15 --> 00:46:19:	Both the theory and history says that societies you have
00:46:19 --> 00:46:23:	six to nine months after a crisis to make big
00:46:23 --> 00:46:23:	changes.
00:46:23 --> 00:46:27:	This is, you know, when their SoC still has the
00:46:27 --> 00:46:30:	appetite and also has the memory of what has happened.
00:46:30 --> 00:46:34:	So I think at this point what is important and
00:46:34 --> 00:46:37:	I think this crisis because of it's how long it
00:46:37 --> 00:46:40:	is and how you know it's not linear.
00:46:40 --> 00:46:44:	He's gonna give us this opportunity to actually reflect,
00:46:44 --> 00:46:48:	change and make institutionalized. This changes because this is.
00:46:48 --> 00:46:51:	This is what makes a resiliency.
00:46:51 --> 00:46:55:	Different Brazilian city and resilience is the one that yes
00:46:55 --> 00:46:56:	faces a crisis.
00:46:56 --> 00:47:00:	It has impact to its to its citizens with cities
00:47:00 --> 00:47:02:	which you know market,
00:47:02 --> 00:47:05:	but but it learns from it and it changes the
00:47:05 --> 00:47:09:	non resilient city is a city that actually goes back
00:47:09 --> 00:47:10:	to business as usual.
00:47:10 --> 00:47:15:	And when another crisis hit the impact is the same
00:47:15 --> 00:47:17:	or even more more intense.
00:47:17 --> 00:47:22:	Nicholas in, in practice because you are on the on
00:47:22 --> 00:47:23:	the ground,
00:47:23 --> 00:47:26:	you are those one who created.
00:47:26 --> 00:47:29:	I knew workplaces New Residential's.
00:47:29 --> 00:47:34:	How do you see this involvement of the private business
00:47:34 --> 00:47:37:	in in the concept of resilient cities?
00:47:37 --> 00:47:43:	How you see their cooperation between local authorities and you
00:47:43 --> 00:47:46:	guys are so developers or government bodies.
00:47:49 --> 00:47:51:	If you look at it from from the beginning of
00:47:51 --> 00:47:52:	this crisis,

00:47:52 --> 00:47:56:	all the companies in Poland went together and create the
00:47:56 --> 00:47:58:	adverse property for Heroes,
00:47:58 --> 00:48:00:	which I think was a really good in.
00:48:00 --> 00:48:04:	It's insensitive for a whole industry where a group of
00:48:04 --> 00:48:07:	companies of India snow up to 50 companies decided to
00:48:07 --> 00:48:11:	give lunches to all their nurses work around all the
00:48:11 --> 00:48:14:	hospitals from Poland. Which is a small thing,
00:48:14 --> 00:48:17:	but it made a really big impact for all these
00:48:17 --> 00:48:19:	people working in the frontline.
00:48:19 --> 00:48:22:	Through this crisis, 'cause he was really all the nurses
00:48:23 --> 00:48:25:	taking care of all the people having covered in the
00:48:25 --> 00:48:27:	different hospitals.
00:48:27 --> 00:48:29:	From the local government is was a lot city for
00:48:29 --> 00:48:33:	city because it was very difficult because all of them
00:48:33 --> 00:48:36:	reacted differently and how and the law was not really
00:48:36 --> 00:48:39:	adopted in a way that if you work from home
00:48:39 --> 00:48:42:	and everybody cannot go into the city office and view
00:48:42 --> 00:48:45:	the different documents that you need to do from the
00:48:45 --> 00:48:49:	legal regulations in Poland to be able to issue building
00:48:49 --> 00:48:51:	permits and other procedures.
00:48:51 --> 00:48:54:	So I think that Corporation has been very good between
00:48:54 --> 00:48:55:	us in the cities,
00:48:55 --> 00:48:56:	but what we've seen is,
00:48:56 --> 00:48:59:	there's a lot of things in the in the regulations
00:48:59 --> 00:49:01:	that are not adopted to a new reality when you
00:49:01 --> 00:49:05:	cannot really physically hold and touch documents in the same
00:49:05 --> 00:49:06:	way as used to be,
00:49:06 --> 00:49:08:	so I think. Going out of his crisis,
00:49:08 --> 00:49:11:	I think there will be a lot of changes in
00:49:11 --> 00:49:15:	how permits are issued and other things are being issued
00:49:15 --> 00:49:19:	from full time to people cannot physically work and touched
00:49:19 --> 00:49:23:	with different documents because I think once the market goes
00:49:23 --> 00:49:25:	back to new normal is important,
00:49:25 --> 00:49:29:	but the Department from the authorities are being issued to
00:49:29 --> 00:49:33:	the private sector can continue investing money again.
00:49:33 --> 00:49:36:	'cause as soon as we see today there is still
00:49:36 --> 00:49:38:	an appetite for both apartments,
00:49:38 --> 00:49:40:	another which we do a lot of rest of rent
00:49:40 --> 00:49:42:	that we also see a big appetite.
00:49:42 --> 00:49:45:	What we need to do now is to be able
00:49:45 --> 00:49:47:	to start up or this new project to get people

00:49:48 --> 00:49:50:	to work and to put more money into the system
00:49:50 --> 00:49:53:	again to start creating tax incomes.
00:49:53 --> 00:49:57:	In our incomes to their citizen today authorities and also
00:49:57 --> 00:49:58:	to ourselves.
00:49:58 --> 00:50:00:	Awesome, thank you.
00:50:00 --> 00:50:04:	It's a very, very broad topic and I think that
00:50:04 --> 00:50:05:	we can.
00:50:05 --> 00:50:08:	We can discuss and a lot a lot of questions
00:50:08 --> 00:50:11:	will be will be raised before we move to the
00:50:11 --> 00:50:14:	questions raised by our audience.
00:50:14 --> 00:50:17:	I would like to ask you guys as a panelist
00:50:17 --> 00:50:21:	maybe you would like to ask question between between you
00:50:21 --> 00:50:25:	or something we are missing and you would like to
00:50:25 --> 00:50:25:	to it.
00:50:29 --> 00:50:31:	OK, I do not. I do not see that's why
00:50:31 --> 00:50:34:	I let me let me come to the first question
00:50:34 --> 00:50:35:	I had.
00:50:35 --> 00:50:37:	I had the question, if yes please.
00:50:37 --> 00:50:39:	So actually I have two questions.
00:50:39 --> 00:50:42:	I think the one you kind of touched upon,
00:50:42 --> 00:50:45:	but there is a big discussion around.
00:50:45 --> 00:50:48:	You know what is all this real estate on?
00:50:48 --> 00:50:50:	You know with with working spaces,
00:50:50 --> 00:50:56:	especially in cities like London and New York and so
00:50:56 --> 00:50:56:	on.
00:50:56 --> 00:50:59:	We're not gonna use all of this space,
00:50:59 --> 00:51:02:	so how? How can we rethink how can we think
00:51:02 --> 00:51:03:	then?
00:51:03 --> 00:51:07:	And also, we're talking about a lot about housing.
00:51:07 --> 00:51:11:	I think everybody understood the value of housing because of
00:51:11 --> 00:51:12:	the lock down.
00:51:12 --> 00:51:16:	What are the changes or the news things yet that
00:51:16 --> 00:51:19:	we need to have in mind or cities at least?
00:51:19 --> 00:51:25:	Or city governments needs take interest aeration around like housing
00:51:25 --> 00:51:27:	and re purposing.
00:51:27 --> 00:51:28:	Working spaces.
00:51:30 --> 00:51:31:	He class or done. Yeah,
00:51:31 --> 00:51:33:	I could try to. As part of that,
00:51:33 --> 00:51:36:	I think that the future workplace is definitely in question.
00:51:36 --> 00:51:39:	I don't think that the hopefully the the open floor

00:51:39 --> 00:51:41:	plan of office is not going to go away.
00:51:41 --> 00:51:44:	I think that we still need to engage with people
00:51:44 --> 00:51:46:	and in our workplace environments just like we do in
00:51:46 --> 00:51:48:	cities and developments.
00:51:48 --> 00:51:50:	I think we're going to see again much more Humane
00:51:50 --> 00:51:51:	aspect to that I think.
00:51:51 --> 00:51:54:	Will as Nicholas said, it will probably be working in
00:51:54 --> 00:51:56:	a less dense office environment,
00:51:56 --> 00:51:59:	I think. Adding a bit of outdoor space directly within
00:51:59 --> 00:52:03:	the footprint of buildings and finding ways to create better
00:52:03 --> 00:52:05:	sense of outdoors and indoors.
00:52:05 --> 00:52:08:	Bring the outside in. I think there will be a
00:52:08 --> 00:52:11:	rethink to a lot of the old old building for
00:52:11 --> 00:52:14:	African cities 'cause those can be adapted in lots of
00:52:14 --> 00:52:17:	different funky ways that maybe in the past may not
00:52:17 --> 00:52:20:	have been made out of penciled out in terms of
00:52:20 --> 00:52:21:	a financial model,
00:52:21 --> 00:52:24:	but maybe with what's recently happening happening,
00:52:24 --> 00:52:28:	creating more flexible space that buildings and spaces conflict between
00:52:29 --> 00:52:32:	different uses during different times of the year or different
00:52:32 --> 00:52:33:	times of prices.
00:52:33 --> 00:52:36:	So I think a much more flexible model of working.
00:52:36 --> 00:52:39:	I think the. Will be a whole new.
00:52:39 --> 00:52:42:	Take on sort of mixing people who are going to
00:52:42 --> 00:52:44:	have to hot desk to come into work only a
00:52:44 --> 00:52:46:	few days a week because they know they can work
00:52:46 --> 00:52:49:	much more efficiently. Some of us from home and we
00:52:49 --> 00:52:52:	need to be there when there's a major meeting or
00:52:52 --> 00:52:53:	a major conversations taking place.
00:52:53 --> 00:52:56:	So I think offices will adapt and maybe become more
00:52:56 --> 00:52:58:	invigorating places to be.
00:52:58 --> 00:53:00:	I think instead of just sort of row after row
00:53:00 --> 00:53:01:	of desks,
00:53:01 --> 00:53:06:	people and computers. Going to pound part of your question.
00:53:06 --> 00:53:09:	Thank you, thank you. Sorry,
00:53:09 --> 00:53:11:	I think it's a pretty early to make a conclusion
00:53:11 --> 00:53:14:	after three months of a lockdown about office space and
00:53:14 --> 00:53:15:	roller office space,
00:53:15 --> 00:53:18:	'cause I think a lot of companies makes too much
00:53:18 --> 00:53:21:	of a quick decisions today that the office will be
00:53:21 --> 00:53:21:	absolute,

00:53:21 --> 00:53:24:	which I think is totally wrong conclusion and also need
00:53:24 --> 00:53:27:	to look how dense offices are in different parts of
00:53:27 --> 00:53:30:	the world with some parts is very dense and other
00:53:30 --> 00:53:33:	parties less than see if you take the example between
00:53:33 --> 00:53:33:	Sweden,
00:53:33 --> 00:53:36:	where is one person per 15 square meters in Poland,
00:53:36 --> 00:53:39:	that's one person for six square meters.
00:53:39 --> 00:53:42:	At all, So what we have seen a lot coming
00:53:42 --> 00:53:44:	back to Dan as well is here.
00:53:44 --> 00:53:47:	Is that the role of the flexible space and deflects
00:53:47 --> 00:53:50:	operators is getting much more important.
00:53:50 --> 00:53:53:	We see no clear demand for much or more of
00:53:53 --> 00:53:55:	the flex space from the.
00:53:55 --> 00:53:56:	Their flex operate that we have.
00:53:59 --> 00:54:01:	That's why you have you.
00:54:01 --> 00:54:05:	We have already covered one of the questions which was
00:54:05 --> 00:54:06:	about density.
00:54:06 --> 00:54:09:	How we overcome it? And it was even said that
00:54:09 --> 00:54:12:	we laugh the density and how to how to how
00:54:12 --> 00:54:13:	to deal with it.
00:54:13 --> 00:54:17:	The next question is mixed your shins with large food
00:54:17 --> 00:54:22:	and beverage components have become very very popular in major
00:54:22 --> 00:54:26:	cities and now also universal but will serve great firms
00:54:26 --> 00:54:29:	have to be completely reconsidered due to COVID-19.
00:54:29 --> 00:54:32:	And social distancing and class.
00:54:32 --> 00:54:37:	I think that it's. Talk to you.
00:54:37 --> 00:54:39:	And what we what we are doing now,
00:54:39 --> 00:54:42:	what we're changing those schemes is there's much more of
00:54:42 --> 00:54:43:	outdoor seating areas.
00:54:43 --> 00:54:46:	You would see much more of people eating places outdoor.
00:54:46 --> 00:54:48:	Will you create much more green areas,
00:54:48 --> 00:54:52:	much more adventurous, much more places where people can integrate
00:54:52 --> 00:54:54:	outside that used to be happening inside before.
00:54:54 --> 00:54:57:	So I think that is the major change you're going
00:54:57 --> 00:54:59:	to see the whole areas as itself is more needed
00:55:00 --> 00:55:01:	now than about it.
00:55:01 --> 00:55:02:	'cause like we talked before,
00:55:02 --> 00:55:04:	people need some place to meet and greet,
00:55:04 --> 00:55:08:	and I think that's why it's super important.
00:55:08 --> 00:55:11:	I think we'll see movable furniture where the spaces can

00:55:11 --> 00:55:12:	be reconfigured.
00:55:12 --> 00:55:14:	Different ways for different events,
00:55:14 --> 00:55:17:	different conditions where we can still have stalls of of
00:55:17 --> 00:55:20:	food trucks that can still sell their goods but can
00:55:20 --> 00:55:23:	organize people in lines or in a way that they're
00:55:23 --> 00:55:25:	not on top one another.
00:55:25 --> 00:55:28:	But I think sort of more flexible leading urban spaces
00:55:28 --> 00:55:30:	and market halls and things like that.
00:55:30 --> 00:55:33:	That can change.
00:55:33 --> 00:55:37:	The next question is total down to what extent the
00:55:37 --> 00:55:41:	principles of GNU orbanes as the right responses to the
00:55:42 --> 00:55:44:	actual C virus or barn challenges.
00:55:44 --> 00:55:48:	Well, I think that I'm definitely proponent of new urbanism.
00:55:48 --> 00:55:51:	I I don't necessarily promote their architectural languages,
00:55:51 --> 00:55:54:	tends to be very historical and thinking,
00:55:54 --> 00:55:57:	but the urban design principles are really spot on with
00:55:57 --> 00:55:58:	their new urbanist care.
00:55:58 --> 00:56:02:	About are bringing activity 2 streets and places is about
00:56:02 --> 00:56:02:	mix of use.
00:56:02 --> 00:56:05:	It's about intensity of development.
00:56:05 --> 00:56:07:	Even in the suburban sort of project of new urban,
00:56:07 --> 00:56:11:	it's usually denser than the typical suburban residential project,
00:56:11 --> 00:56:14:	so I think it is a good model 'cause it's
00:56:14 --> 00:56:17:	really based on bringing community together in spaces.
00:56:17 --> 00:56:20:	And in mixed use town centers that are vibrant,
00:56:20 --> 00:56:24:	it's very much promoting that 15 minute city idea was
00:56:24 --> 00:56:27:	talking about the new Urbanists are really.
00:56:27 --> 00:56:30:	Talking about the same principles.
00:56:30 --> 00:56:32:	Uh huh.
00:56:32 --> 00:56:36:	The next question is, like the speaker said,
00:56:36 --> 00:56:40:	cities are essential in order not to completely build the
00:56:40 --> 00:56:41:	rural areas.
00:56:41 --> 00:56:43:	Question is how to make them more human,
00:56:43 --> 00:56:47:	more open, more transparent. How does Nicholas see this?
00:56:47 --> 00:56:49:	More more open type of city?
00:56:49 --> 00:56:54:	How to get Polish developers to making projects that giving
00:56:54 --> 00:56:57:	something back to the cities that are more human?
00:57:00 --> 00:57:03:	I think still that we're giving you back quite a
00:57:03 --> 00:57:05:	lot of things to different cities,
00:57:05 --> 00:57:09:	unless we're trying with the product like was appropriate and
00:57:09 --> 00:57:10:	you publish live.

00:57:10 --> 00:57:14:	It's been done lately. You have a connoisseur product,
00:57:14 --> 00:57:17:	but they are bringing back the old part of historical
00:57:17 --> 00:57:18:	cities to a new,
00:57:18 --> 00:57:21:	beautiful part of this into center.
00:57:21 --> 00:57:24:	We've tried to do the same with the flu shot,
00:57:24 --> 00:57:27:	in which where we take in old textile factory and
00:57:27 --> 00:57:28:	bring it up back with.
00:57:28 --> 00:57:32:	Chapter 14 historical buildings. I think this is something that
00:57:32 --> 00:57:33:	is always very good.
00:57:33 --> 00:57:36:	Collaboration between the cities and the developers.
00:57:36 --> 00:57:38:	How can we make sure that this is possible both
00:57:38 --> 00:57:41:	from giving back to the city but also from the
00:57:41 --> 00:57:42:	development potential?
00:57:42 --> 00:57:45:	But this is something that we're working with and I
00:57:45 --> 00:57:48:	think we have a good dialogue with the cities in
00:57:48 --> 00:57:51:	many different parts of Poland and we are just in
00:57:51 --> 00:57:52:	the beginning of this journey,
00:57:52 --> 00:57:56:	but it's a very interesting journey that we would like
00:57:56 --> 00:57:57:	to continue on.
00:57:57 --> 00:58:00:	Thank you are we are just about to our time
00:58:01 --> 00:58:01:	limit.
00:58:01 --> 00:58:03:	We have some other questions.
00:58:03 --> 00:58:07:	However I believe that part of the questions we have
00:58:07 --> 00:58:11:	already covered during during our our discussion.
00:58:11 --> 00:58:15:	Definitely it's obvious that we are not able to even
00:58:15 --> 00:58:19:	pointed out all of the issues which are connected with
00:58:19 --> 00:58:21:	the with the main topic.
00:58:21 --> 00:58:25:	That's why first of all I would like to thank
00:58:25 --> 00:58:27:	you to our active audience.
00:58:27 --> 00:58:30:	I and of course I would like to thank you
00:58:30 --> 00:58:35:	all of the great panelists who decided to share with
00:58:35 --> 00:58:35:	us.
00:58:35 --> 00:58:39:	They acknowledge they they fault and they they vision on
00:58:40 --> 00:58:42:	behalf of the organizers.
00:58:42 --> 00:58:45:	I would like to thank all of you very much
00:58:45 --> 00:58:46:	for this meeting.
00:58:46 --> 00:58:51:	The time we have spent together has strengthen me and
00:58:51 --> 00:58:55:	my belief that now more than ever the present make
00:58:55 --> 00:58:58:	us think about the future tomorrow.
00:58:58 --> 00:59:00:	Is to today. In fact,
00:59:00 --> 00:59:04:	I sincerely wish you that we all live to see
00:59:04 --> 00:59:06:	this future cities.

00:59:06 --> 00:59:08:	And last but not least,
00:59:08 --> 00:59:12:	I would like to invite you and please join us
00:59:12 --> 00:59:18:	for the next webinars of Ulii Poland Virtual Conference.
00:59:18 --> 00:59:22:	The next one is on how to become more climate
00:59:22 --> 00:59:27:	resilient will take place on Thursday 25th of June at
00:59:27 --> 00:59:30:	three Central European time.
00:59:30 --> 00:59:34:	Once more. Many, Many thanks and it was really a
00:59:34 --> 00:59:37:	great pleasure from my site.
00:59:37 --> 00:59:39:	To be with you, thank you.
00:59:39 --> 00:59:41:	Thanks bye.