

# Video

## Pandemic Response: New York's Neighborhoods Now Initiative

Date: May 12, 2021

00:00:00 --> 00:00:03: Hi, I'm Jennifer pair and I will be the moderated  
 00:00:03 --> 00:00:05: for our panel today.  
 00:00:05 --> 00:00:07: When I think about the COVID-19 pandemic,  
 00:00:07 --> 00:00:10: I constantly oscillate between the very large in the very  
 00:00:11 --> 00:00:11: small.  
 00:00:11 --> 00:00:15: We recently surpassed 3,000,000 deaths worldwide from  
 COVID and sadly  
 00:00:15 --> 00:00:18: there are so many individuals in our friends and our  
 00:00:18 --> 00:00:20: families who we've lost to this virus.  
 00:00:20 --> 00:00:24: There's the ubiquitous fear COVID-19 has found across  
 communities and  
 00:00:24 --> 00:00:28: the attacks and hate crimes perpetrated against individuals,  
 00:00:28 --> 00:00:32: specifically Asians. There is a global economic catastrophe  
 when it  
 00:00:32 --> 00:00:35: comes for all travel and commerce has been halted.  
 00:00:39 --> 00:00:42: There's a global economic pastor fee that comes when all  
 00:00:42 --> 00:00:43: travel and commerce is halted,  
 00:00:43 --> 00:00:47: and then seeing shop after shop in my neighborhood posting  
 00:00:47 --> 00:00:48: stores for rent signs,  
 00:00:48 --> 00:00:51: I think about the ubiquity of ambulance sirens in the  
 00:00:51 --> 00:00:54: early days of the pandemic and the silence at night  
 00:00:54 --> 00:00:56: of a once vibrant community.  
 00:00:56 --> 00:00:58: For all of us cope it is very real.  
 00:00:58 --> 00:01:01: However, like most things in life that pandemic didn't hit,  
 00:01:01 --> 00:01:03: New Yorkers equally here and across the country.  
 00:01:03 --> 00:01:08: COVID-19 has disproportionately affected communities of  
 color.  
 00:01:08 --> 00:01:10: In response to the pandemic in New York,  
 00:01:10 --> 00:01:13: the urban design form in the Van Alen Institute launched  
 00:01:13 --> 00:01:16: neighborhoods now to channel pro bono resources from New

York

**00:01:16 --> 00:01:19:** based design firms into community driven recovery strategies.

**00:01:19 --> 00:01:22:** Our panel today is going to start with Daniel McPhee,

**00:01:22 --> 00:01:25:** the executive director of the Urban Design Forum,

**00:01:25 --> 00:01:27:** who will introduce the neighborhoods Now initiative.

**00:01:27 --> 00:01:31:** Their nest, Sinclair and Farzana Gandhi will share their work

**00:01:31 --> 00:01:34:** in the Brooklyn neighborhood of Bedford Stuyvesant.

**00:01:34 --> 00:01:37:** Next, David Brown will discuss the project in Washington Heights.

**00:01:37 --> 00:01:41:** Following the presentations, we will have a discussion about the

**00:01:41 --> 00:01:43:** successes and challenges of this initiative.

**00:01:43 --> 00:01:46:** With that, I'm pleased to introduce Daniel McPhee.

**00:01:46 --> 00:01:49:** Thank you, Jen, and thank you to the UI community

**00:01:49 --> 00:01:50:** for welcoming us today.

**00:01:50 --> 00:01:53:** I'm damik via the executive director of the Urban Design

**00:01:53 --> 00:01:54:** Forum,

**00:01:54 --> 00:01:57:** where a membership organization, gathering architects,

**00:01:57 --> 00:02:01:** planners, developers and activists to confront the defining challenges facing

**00:02:01 --> 00:02:02:** New York City.

**00:02:02 --> 00:02:04:** It's a pleasure to be here with my partners to

**00:02:04 --> 00:02:06:** share neighborhoods now.

**00:02:06 --> 00:02:09:** A community design response to the COVID-19 pandemic led in

**00:02:10 --> 00:02:12:** conjunction with the balance too.

**00:02:12 --> 00:02:15:** The pandemic shocked New York City before it even infected

**00:02:15 --> 00:02:16:** a single New Yorker.

**00:02:16 --> 00:02:21:** Fear of disease, devastated Chinatown restaurants and continued xenophobia has

**00:02:21 --> 00:02:24:** since driven a rise in anti Asian crime.

**00:02:24 --> 00:02:26:** When the city shut down in mid March,

**00:02:26 --> 00:02:28:** it became the worldwide epicenter.

**00:02:28 --> 00:02:30:** After Wuhan and Milan before it.

**00:02:30 --> 00:02:33:** We missed our chances to lock the city down and

**00:02:33 --> 00:02:35:** we suffered the consequences.

**00:02:35 --> 00:02:38:** It wasn't just that we weren't ready with supplies,

**00:02:38 --> 00:02:41:** it was also that our city wasn't quite built to

**00:02:41 --> 00:02:42:** take care of New Yorkers.

**00:02:42 --> 00:02:45:** We have overcrowding in much of our housing stock.

**00:02:45 --> 00:02:48:** Poor air quality and environmental health in many of our

**00:02:48 --> 00:02:49:** neighborhoods,

00:02:49 --> 00:02:52: and there's a lack of access to excellent public health  
00:02:52 --> 00:02:52: care.  
00:02:52 --> 00:02:56: The pandemic hit hard and hit hardest in communities of  
00:02:56 --> 00:02:56: color.  
00:02:56 --> 00:02:58: Next came the economic crisis.  
00:02:58 --> 00:03:03: Our cities, immigrant communities, hospitality workers and  
cultural producers were  
00:03:03 --> 00:03:06: left with near nothing in relief.  
00:03:06 --> 00:03:10: Stimulus programs weren't reaching black and Latino  
businesses and food  
00:03:10 --> 00:03:12: pantries were slammed.  
00:03:12 --> 00:03:15: And yet New Yorkers kept finding ways to help their  
00:03:15 --> 00:03:15: neighbors.  
00:03:15 --> 00:03:19: Mutual aid groups emerged so people could call up  
neighbors  
00:03:19 --> 00:03:22: to ask for help with groceries or even take care  
00:03:22 --> 00:03:24: of their kids during the work day.  
00:03:24 --> 00:03:27: Following George Floyd's murder, many of us came back  
together  
00:03:27 --> 00:03:28: for the first time,  
00:03:28 --> 00:03:31: marching in masks across the Brooklyn Manhattan bridges.  
00:03:31 --> 00:03:35: It was a tremendous act of solidarity and proof of  
00:03:35 --> 00:03:36: our city's resilience.  
00:03:36 --> 00:03:39: Looting began to take place not only in wealthy  
neighborhoods  
00:03:39 --> 00:03:39: like Soho,  
00:03:39 --> 00:03:41: but in some neighborhoods across the city,  
00:03:41 --> 00:03:44: like the Northwest Bronx. It was one of the most  
00:03:44 --> 00:03:48: inspiring and difficult moments that many of us had ever  
00:03:48 --> 00:03:49: experienced in New York.  
00:03:49 --> 00:03:52: In that moment we needed a different kind of design  
00:03:52 --> 00:03:52: practice,  
00:03:52 --> 00:03:55: one that was focused on service to the neighborhoods that  
00:03:55 --> 00:03:57: had kept us safe during the pandemic.  
00:03:57 --> 00:04:01: To neighborhoods that were unable to access relief.  
00:04:01 --> 00:04:05: Into neighborhoods that unfairly seen the consequences of  
looting and  
00:04:05 --> 00:04:06: police violence.  
00:04:06 --> 00:04:09: With the Banana Institute, we began to wonder what the  
00:04:09 --> 00:04:12: design and development community could do in that same  
spirit  
00:04:12 --> 00:04:13: of mutual aid.  
00:04:13 --> 00:04:15: How can we support hard hit neighborhoods?  
00:04:15 --> 00:04:17: Get the guidance that they needed?

00:04:17 --> 00:04:20: For the last year, it's been our privilege to support  
00:04:20 --> 00:04:21: 11 outstanding community organizations,  
00:04:21 --> 00:04:24: navigate the challenges of reopening.  
00:04:24 --> 00:04:26: There are mix of social service providers,  
00:04:26 --> 00:04:32: business improvement districts, affordable houses and  
cultural groups.  
00:04:32 --> 00:04:34: They are located across four boroughs of the city and  
00:04:34 --> 00:04:36: serve a mix of black,  
00:04:36 --> 00:04:38: Latino, Asian neighborhoods that are home to many of our  
00:04:38 --> 00:04:39: cities,  
00:04:39 --> 00:04:43: thriving immigrant communities and essential workers.  
00:04:43 --> 00:04:46: Over 200 volunteers have joined us to provide pro bono  
00:04:46 --> 00:04:46: services,  
00:04:46 --> 00:04:49: and even though it was originally intended as a six  
00:04:49 --> 00:04:49: week Sprint,  
00:04:49 --> 00:04:54: we're still supporting many of our partners one year later.  
00:04:54 --> 00:04:56: Here's a look at the org chart.  
00:04:56 --> 00:05:00: Community partners are at the top defining the priorities and  
00:05:00 --> 00:05:01: directing our teams.  
00:05:01 --> 00:05:05: Working groups of designers were tasked with different kinds  
of  
00:05:05 --> 00:05:05: spaces,  
00:05:05 --> 00:05:08: from retail to restaurants to open space.  
00:05:08 --> 00:05:12: We also assembled a crew of wraparound experts  
representing community  
00:05:13 --> 00:05:13: development,  
00:05:13 --> 00:05:16: financial institutions, graphic designers, lawyers,  
00:05:16 --> 00:05:20: engineers and planning firms that advise each of our teams.  
00:05:20 --> 00:05:23: We also worked with a number of city agencies to  
00:05:23 --> 00:05:26: answer questions and navigate some of the city's challenging  
permitting  
00:05:27 --> 00:05:27: processes.  
00:05:27 --> 00:05:29: And we're at the bottom in an institute in the  
00:05:30 --> 00:05:30: urban design form.  
00:05:30 --> 00:05:33: Recruiting the partners, assembling the teams,  
00:05:33 --> 00:05:36: and facilitating a lot of the weekly calls to report  
00:05:36 --> 00:05:38: and share their learnings.  
00:05:38 --> 00:05:40: It's hard to sum up the vast amount of work  
00:05:40 --> 00:05:41: undertaken over the last year,  
00:05:41 --> 00:05:43: but I'm going to get a shot.  
00:05:43 --> 00:05:47: First off, we had some beautiful signage developed by our  
00:05:47 --> 00:05:48: teams in English,  
00:05:48 --> 00:05:52: Spanish, Bengali and Arabic, and distributed to hundreds of

small  
00:05:52 --> 00:05:53: businesses.  
00:05:53 --> 00:05:56: In bed stuy our graphic designers even welcomed local residents  
00:05:56 --> 00:06:00: to volunteer their likenesses and developed a signage approach that  
00:06:00 --> 00:06:03: proudly boasted the neighborhoods black and Muslim identities.  
00:06:03 --> 00:06:07: Our teams help permit build out and preserve many retailers  
00:06:07 --> 00:06:11: and restaurants including tropical rotisserie in the Northwest Bronx,  
00:06:11 --> 00:06:13: depicted here.  
00:06:13 --> 00:06:14: In one neighborhood, Jackson Heights,  
00:06:14 --> 00:06:18: only one restaurant had signed up for outdoor operations before  
00:06:18 --> 00:06:20: our team started knocking on doors.  
00:06:20 --> 00:06:23: And they've since assisted over 20 restaurants.  
00:06:23 --> 00:06:26: Teams are also responding to needs that are a lot  
00:06:26 --> 00:06:27: harder photograph.  
00:06:27 --> 00:06:29: We've hosted PBP loan workshops,  
00:06:29 --> 00:06:36: led landlord tenant mediation clinics addressed longstanding building violations and  
00:06:36 --> 00:06:37: much more.  
00:06:37 --> 00:06:39: When the worst of the pandemic abated,  
00:06:39 --> 00:06:42: we also began to strategize safe and socially distanced events,  
00:06:42 --> 00:06:46: including a winter market complete with Santa behind plexiglass.  
00:06:46 --> 00:06:49: And this summer we're hoping to contribute to community dealing  
00:06:49 --> 00:06:50: with cultural programs and memorials,  
00:06:50 --> 00:06:54: celebrating neighborhood heroes that we've lost.  
00:06:54 --> 00:06:57: We've also been hard at work and public space.  
00:06:57 --> 00:07:00: It's been so important as a place of refuge and  
00:07:00 --> 00:07:02: respite during the pandemic.  
00:07:02 --> 00:07:04: Teams have installed temporary plantings,  
00:07:04 --> 00:07:07: wayfinding tools, and arts installations,  
00:07:07 --> 00:07:10: and our work continues in advocating for deeper investment and  
00:07:11 --> 00:07:14: better design in parks and plazas across the boroughs.  
00:07:14 --> 00:07:17: And of course, there's plenty of guidance about how to  
00:07:17 --> 00:07:18: return to the office safely.  
00:07:18 --> 00:07:20: The capital improvements that might entail,  
00:07:20 --> 00:07:24: and some of the ventilation upgrades and things like that.

00:07:24 --> 00:07:28: We've captured most of our strategies on line at neighborhoods  
00:07:29 --> 00:07:29: now Dot NYC.  
00:07:29 --> 00:07:33: You can check out some of our trainings DIY plans  
00:07:33 --> 00:07:37: to improve public space and guidance about safely returning to  
00:07:37 --> 00:07:37: work.  
00:07:37 --> 00:07:41: We're only one small effort helping New York City neighborhoods  
00:07:41 --> 00:07:42: recover from the pandemic,  
00:07:42 --> 00:07:45: but I think we have the seed here of something  
00:07:45 --> 00:07:45: important,  
00:07:45 --> 00:07:47: which is designed law, finance,  
00:07:47 --> 00:07:51: public health, all aligning in service of community development.  
00:07:51 --> 00:07:54: I think the great promise of our community in this  
00:07:54 --> 00:07:57: moment is to empower underinvested communities to shape their own  
00:07:57 --> 00:08:00: futures and provide them with the resources that they need  
00:08:00 --> 00:08:01: to thrive.  
00:08:01 --> 00:08:03: Our work is far from done,  
00:08:03 --> 00:08:05: but it's been a year well spent an I'd love  
00:08:05 --> 00:08:06: to pass things off to my colleagues.  
00:08:06 --> 00:08:10: Farzana and Ernesta talk about their work in Bedford Stuyvesant.  
00:08:10 --> 00:08:11: Thank you.  
00:08:15 --> 00:08:19: Hi, my name is Farzana Ganian Firth from Fursona Gandhi  
00:08:19 --> 00:08:23: design studio and I'm here joined by Dennis Sinkler,  
00:08:23 --> 00:08:27: CEO of Bed Stuy Restoration Corp are most fabulous client  
00:08:27 --> 00:08:29: and favorite client.  
00:08:29 --> 00:08:31: As we like to say.  
00:08:31 --> 00:08:35: I work really extended beyond the solid line that you  
00:08:35 --> 00:08:36: see here,  
00:08:36 --> 00:08:39: which is the block that restoration owns and acts as  
00:08:39 --> 00:08:43: a landlord for what we saw was that restoration with,  
00:08:43 --> 00:08:46: through its commitment for the Community,  
00:08:46 --> 00:08:50: really extends its practices beyond to the Gateway bid,  
00:08:50 --> 00:08:53: which is represented by the dashed line in this math  
00:08:54 --> 00:08:54: and beyond.  
00:08:54 --> 00:08:57: And so we saw all of our work as a  
00:08:57 --> 00:09:01: prototype and as a model for the community at large.  
00:09:01 --> 00:09:05: The work that's represented today in our presentation is really  
00:09:05 --> 00:09:07: a collaboration between four firms.

00:09:07 --> 00:09:12: Cone, Patterson fox, James Corner Field operations Farzana Gandhi design

00:09:12 --> 00:09:14: studio and 80 Super lab.

00:09:14 --> 00:09:16: With that, I'd like to hand it over to the

00:09:16 --> 00:09:19: nest to chat a little bit about Restoration's mission.

00:09:24 --> 00:09:29: Thank you so much for his honor and thank you

00:09:29 --> 00:09:29: to Dan.

00:09:29 --> 00:09:33: I'd like to just write out thank Van,

00:09:33 --> 00:09:38: Alen Institute and Urban Design Forum for this initiative.

00:09:38 --> 00:09:44: It was crucial to reviving the community of Bedford Stuyvesant,

00:09:44 --> 00:09:48: and most of all I like to send my my

00:09:48 --> 00:09:48: earnest.

00:09:48 --> 00:09:54: Thanks and thanks for this organization to the dynamic.

00:09:54 --> 00:09:58: Neighborhood now team that made it all happen.

00:09:58 --> 00:10:03: Perfect service and restoration, which I'm the Chief Operating officer,

00:10:03 --> 00:10:08: is the nation's first community development organization.

00:10:08 --> 00:10:11: And it partners with residents and businesses to improve the

00:10:11 --> 00:10:13: quality of life in Brooklyn.

00:10:13 --> 00:10:18: Are located in Bedford Stuyvesant and will comprise of basically

00:10:18 --> 00:10:20: 9 buildings on a single block,

00:10:20 --> 00:10:26: all of which provide either Commercial Services or program services

00:10:26 --> 00:10:28: for the community.

00:10:28 --> 00:10:31: The home of Vital program services for gaining employment,

00:10:31 --> 00:10:37: securing financial sustainability and achieving overall Wellness with the goal

00:10:37 --> 00:10:40: of closing the racial wealth gap.

00:10:40 --> 00:10:42: I wanted to note that restoration,

00:10:42 --> 00:10:45: arts and culture is.

00:10:45 --> 00:10:50: A vital, vitally important entity and part of our organization

00:10:50 --> 00:10:54: and that their offerings are renowned worldwide.

00:10:54 --> 00:10:58: They are an essential component to community development.

00:10:58 --> 00:11:03: In total, these programs work to ensure that all families

00:11:03 --> 00:11:08: in central Brooklyn have the opportunity to become prosperous and

00:11:08 --> 00:11:09: healthy.

00:11:09 --> 00:11:11: Our organization dates back to 1966,

00:11:11 --> 00:11:15: when Bobby Kennedy, along with in New York Mayor John Lindsay and Senator Chaffetz,

00:11:15 --> 00:11:17: presented his plan to about 1000 people.

00:11:17 --> 00:11:20:

00:11:20 --> 00:11:24: The new entity that was formed in that day would  
00:11:24 --> 00:11:30: become what is now known as Bedford Stuyvesant  
Restoration Corporation.

00:11:30 --> 00:11:33: The program for the development of Bedford Stuyvesant.  
00:11:35 --> 00:11:39: Will combine the best of Community Action with the best  
00:11:39 --> 00:11:41: of private enterprise systems.  
00:11:41 --> 00:11:43: Neither by itself is enough,  
00:11:43 --> 00:11:48: but in their combination lies our hope for the future.  
00:11:48 --> 00:11:53: The initiatives that were undertaken by neighborhood now  
have been  
00:11:53 --> 00:11:58: an integral part for ensuring the sustainability of vital  
community  
00:11:58 --> 00:12:00: development organizations.  
00:12:00 --> 00:12:05: This form of inspired collaboration follows the blueprint that  
gave  
00:12:05 --> 00:12:07: rise to restoration and its beginning.  
00:12:07 --> 00:12:11: It has sustained this creation and is now an anticipated  
00:12:11 --> 00:12:14: essential for rebuilding to scale this,  
00:12:14 --> 00:12:20: our nation's first community development organization.  
00:12:20 --> 00:12:24: The spirit and the substance upon which a fair and  
00:12:24 --> 00:12:29: Equitable nation society can should and must be re  
established.

00:12:31 --> 00:12:37: The collaboration with neighborhood now takes on  
heightened significance,  
00:12:37 --> 00:12:40: as we note that many of the neighborhoods with the  
00:12:40 --> 00:12:44: highest number of cases per capita are areas with the  
00:12:44 --> 00:12:49: lowest median incomes and the largest average household  
size.

00:12:49 --> 00:12:52: Nationwide Kings County, which is actually Brooklyn,  
00:12:52 --> 00:12:57: is 11th among the top 50 in COVID-19 confirmed cases.  
00:12:57 --> 00:13:00: And it's second.  
00:13:00 --> 00:13:06: Of the top 20 concerning deaths by COVID-19.  
00:13:06 --> 00:13:11: Accordingly, we had to ensure that at minimum protocols  
precracked  
00:13:11 --> 00:13:16: prescribed by CDC state and local authorities were put in  
00:13:16 --> 00:13:20: place before resuming our on site operations.  
00:13:25 --> 00:13:27: As its basic operating protocol,  
00:13:27 --> 00:13:32: the neighborhood now team provided pro bono design that's  
engineering  
00:13:32 --> 00:13:33: and architecture,  
00:13:33 --> 00:13:37: public health, legal, economic development expertise.  
00:13:37 --> 00:13:42: And they were a lifeline of support to Restoration's reopening  
00:13:42 --> 00:13:43: efforts.  
00:13:43 --> 00:13:47: The goal of the project is to develop easily deployable



00:13:47 --> 00:13:52: strategies on how to safely effectively transition out of the  
00:13:52 --> 00:13:57: lockdown and to move on to long term recovery efforts.  
00:13:57 --> 00:14:04: Practical strategies developed include. Safely reconfiguring  
space did identify and  
00:14:05 --> 00:14:06: protect personnel.  
00:14:06 --> 00:14:11: Outfitting community, indoor and outdoor areas for social  
distancing.  
00:14:11 --> 00:14:16: Identifying protocols for cleaning and maintenance of offices  
and program  
00:14:16 --> 00:14:20: sites in alignment with CDC and governmental mandates.  
00:14:20 --> 00:14:26: Employing best practices for HVAC and air flow and  
repurposing  
00:14:26 --> 00:14:31: vacant spaces as places for convening and cultural use.  
00:14:31 --> 00:14:35: Also, we wanted to clearly convey messaging as two  
essential  
00:14:35 --> 00:14:36: protocols.  
00:14:36 --> 00:14:39: We wanted to help create a sense of confidence for  
00:14:40 --> 00:14:44: returning staff through expert implementation and over  
communication.  
00:14:44 --> 00:14:48: And we also wanted to support reopening efforts of tenants  
00:14:48 --> 00:14:52: located on the Plaza as well as their remote sites.  
00:14:52 --> 00:14:54: As a result of a concerted,  
00:14:54 --> 00:15:00: hands-on approach. By our neighborhood now team  
restoration has been  
00:15:00 --> 00:15:05: able to safely reopen multiple remote program sites including  
our  
00:15:06 --> 00:15:06: jobs.  
00:15:06 --> 00:15:08: Plus at the Pfizer location.  
00:15:08 --> 00:15:14: Our Economic solutions center. At the Restoration Plaza  
campus as  
00:15:14 --> 00:15:17: well as free tax preparation site an RDO.  
00:15:17 --> 00:15:23: Each vaccination site, which to date has vaccinated over  
8000  
00:15:23 --> 00:15:24: people.  
00:15:24 --> 00:15:27: In 21 days that it's been open.  
00:15:27 --> 00:15:31: I'd like to turn this back over to Farzana Gandhi.  
00:15:31 --> 00:15:36: Who will take you through some of our other works  
00:15:36 --> 00:15:38: with our bid organizations?  
00:15:38 --> 00:15:41: Thank you your nest. Your work is an inspiration to  
00:15:41 --> 00:15:44: us all and it was an absolute pleasure and continues  
00:15:44 --> 00:15:46: to be a pleasure to work with you.  
00:15:46 --> 00:15:48: So to kick things off,  
00:15:48 --> 00:15:51: back in the summer, our team started with a robust  
00:15:51 --> 00:15:54: community engagement campaign.

00:15:54 --> 00:15:57: Given COVID issues we had to do this virtually,  
00:15:57 --> 00:16:02: and so we started with a number of Community  
conversations  
00:16:02 --> 00:16:06: on zoom where we invited over 21,000 community residents.  
00:16:06 --> 00:16:09: Over 820 people tuned in live on Facebook,  
00:16:09 --> 00:16:14: and many engage directly through questions and even posts  
of  
00:16:14 --> 00:16:16: questions in the chat.  
00:16:16 --> 00:16:21: We invited stakeholders representative of a variety of diverse  
sectors  
00:16:21 --> 00:16:23: within the bedside community,  
00:16:23 --> 00:16:28: including arts and culture, small businesses and religious  
organisations.  
00:16:28 --> 00:16:32: What we heard was that you know small businesses were  
00:16:32 --> 00:16:34: having trouble meeting COVID compliance.  
00:16:34 --> 00:16:39: There was inconsistent signage. There were long queues on  
sidewalks  
00:16:39 --> 00:16:42: and then there were many issues that plagued the bedside  
00:16:42 --> 00:16:46: community even prior to the pandemic that were  
exacerbated.  
00:16:46 --> 00:16:49: Issues of trash collection deliveries,  
00:16:49 --> 00:16:52: double parking congestion, lack of access and heat,  
00:16:52 --> 00:16:54: and no landscape.  
00:16:54 --> 00:16:59: We started by developing opportunities hand in hand with the  
00:16:59 --> 00:17:04: Community to reclaim sidewalk space to find opportunities for  
sidewalk  
00:17:04 --> 00:17:09: rights swapping as well as greening and developing safe  
social  
00:17:09 --> 00:17:13: distancing during community events.  
00:17:13 --> 00:17:18: We broadcasted our our efforts and our our proposals on  
00:17:18 --> 00:17:19: social media.  
00:17:19 --> 00:17:25: Ask for robust feedback and we found that people were  
00:17:25 --> 00:17:25: very.  
00:17:25 --> 00:17:30: Very enthusiastic to present their their ideas and their  
questions,  
00:17:30 --> 00:17:34: and this was very welcome.  
00:17:34 --> 00:17:37: We found first of all that education and communication were  
00:17:38 --> 00:17:41: one of the most important elements in a post or  
00:17:41 --> 00:17:44: during pandemic world and we tried to demystify many of  
00:17:44 --> 00:17:48: the city guidelines through a series of three pamphlets for  
00:17:48 --> 00:17:53: three different audiences for office workers and clients for  
small  
00:17:53 --> 00:17:54: business owners.  
00:17:54 --> 00:17:57: And then a be a good neighbor program that started  
00:17:57 --> 00:18:01: to find ways that neighbors could swap exterior vacant lot

00:18:01 --> 00:18:04: space or even interior storefront space.

00:18:04 --> 00:18:08: In a in a time of much needed open space.

00:18:08 --> 00:18:11: Here is just one pamphlet opened up and you see

00:18:11 --> 00:18:15: that it details many measures for how a small business

00:18:15 --> 00:18:21: could reopen safely from hygiene and cleaning protocols to protective

00:18:21 --> 00:18:26: equipment protocols, how to protect ones customers through contact lens,

00:18:26 --> 00:18:30: contactless payment options, flexible work hours,

00:18:30 --> 00:18:35: and staggering staff to PPE dispensing and even DIY Outdoor

00:18:35 --> 00:18:38: set sidewalk setups and barriers.

00:18:38 --> 00:18:42: On the flip side of the pamphlet we detailed very

00:18:42 --> 00:18:46: easy to follow diagrams that showed how one way flow

00:18:46 --> 00:18:52: and circulation could be demonstrated within bodegas and small beauty

00:18:52 --> 00:18:54: supply stores.

00:18:54 --> 00:19:00: Partitions could be developed within hair and nail salons with

00:19:00 --> 00:19:04: areas that could be set up for queuing an.

00:19:04 --> 00:19:09: Various measures could be represented for outdoor setups for restaurants

00:19:09 --> 00:19:10: and cafes.

00:19:10 --> 00:19:12: We worked with partner and partners.

00:19:12 --> 00:19:14: It's developed signage for the community.

00:19:14 --> 00:19:18: We even invited our community to pose for that signage.

00:19:18 --> 00:19:22: And then we worked with restoration on their block to

00:19:22 --> 00:19:23: D,

00:19:23 --> 00:19:28: densify their spaces, find one way flow for circulation safely

00:19:28 --> 00:19:32: through the various buildings on their block.

00:19:32 --> 00:19:37: D 10s. Find spaces for various uses and setting up

00:19:37 --> 00:19:43: clear signage across the Plaza to develop those circulation flows.

00:19:43 --> 00:19:47: We did. We developed a set of environmental graphics on

00:19:47 --> 00:19:51: the plazas a series of 6 foot squares that could

00:19:51 --> 00:19:55: be populated by a local artist with local ideas of

00:19:55 --> 00:20:01: murals that celebrated the sites historic significance.

00:20:01 --> 00:20:07: We started painting those squares and outlines for squares on

00:20:07 --> 00:20:08: the Plaza.

00:20:08 --> 00:20:13: We held community build days to paint additional wayfinding and

00:20:13 --> 00:20:18: even produce barrier building workshops with the community.

00:20:18 --> 00:20:22: And we received donations to plant the Plaza,

00:20:22 --> 00:20:26: which was a much needed greening and an uplifting of

00:20:26 --> 00:20:27: spirits.

00:20:27 --> 00:20:30: As you can see here by a quote from our.

00:20:32 --> 00:20:38: Our founder or CEO. Bedford Stuyvesant restoration quarters during a

00:20:38 --> 00:20:39: sinkler.

00:20:41 --> 00:20:43: And we ended or we followed our.

00:20:43 --> 00:20:47: We continue our work with a series of small business

00:20:47 --> 00:20:52: workshops here to present the community with safe COVID practices,

00:20:52 --> 00:20:56: both indoor and outdoor. And how to make that happen.

00:20:56 --> 00:20:59: With permits and funding. Here we are seeing just a

00:20:59 --> 00:21:04: sample that starts to show an understand indoor ventilation strategies

00:21:04 --> 00:21:08: and DIY filtration systems and even a slide that starts

00:21:08 --> 00:21:11: to talk through outdoor heating possibilities.

00:21:11 --> 00:21:15: But whether you're using electric versus fast.

00:21:15 --> 00:21:19: And we continue our work with local partnerships not only

00:21:19 --> 00:21:24: to meet the various centers that the Bedford Stuyvesant Restoration

00:21:24 --> 00:21:26: core allows us to engage with,

00:21:26 --> 00:21:29: but and with the community beyond.

00:21:29 --> 00:21:32: And we hope to develop a series of workshops and

00:21:32 --> 00:21:35: programs to include our artists to develop murals,

00:21:35 --> 00:21:40: memorials. An artist walks as we move forward to develop

00:21:40 --> 00:21:46: additional social and environmental resiliency in our community.

00:21:46 --> 00:21:48: With that, I'd like to hand it back to David

00:21:48 --> 00:21:50: Brown from Woods Baggett,

00:21:50 --> 00:21:54: who will speak a little bit about his work with

00:21:54 --> 00:21:55: new trades now.

00:21:55 --> 00:21:57: Great, thank you so much.

00:21:57 --> 00:21:59: Hi, I'm really excited to be here to represent the

00:21:59 --> 00:22:03: Washington Heights team and our efforts to support the local

00:22:03 --> 00:22:07: community and the neighborhood now initiative in Washington Heights.

00:22:07 --> 00:22:10: Our team consisted of cloth which is the Community League

00:22:10 --> 00:22:13: of the Heights who are who was the Community group

00:22:13 --> 00:22:16: and sort of facilitator of our conversations with the community.

00:22:16 --> 00:22:19: The coordinating firm of Arab and the team of Stantec,

00:22:19 --> 00:22:23: Ginzler Woods, Bagot and design advocates which approached public Space

00:22:23 --> 00:22:24: office,

00:22:24 --> 00:22:26: education, restaurants and retail.

00:22:28 --> 00:22:30: So this quote by Yvonne Stone at the executive director  
00:22:30 --> 00:22:31: of Cloth,  
00:22:31 --> 00:22:33: really gave a lot of inspiration and motivation for our  
00:22:33 --> 00:22:34: work.  
00:22:34 --> 00:22:36: We are very concerned about her mom and pop small  
00:22:36 --> 00:22:38: businesses and their return.  
00:22:38 --> 00:22:39: What that can look like and also,  
00:22:39 --> 00:22:42: in reopening the community in a way that a celebratory  
00:22:42 --> 00:22:45: we're hoping that through this effort we can address not  
00:22:45 --> 00:22:46: just the small businesses,  
00:22:46 --> 00:22:48: but also give some kind of new look to the  
00:22:48 --> 00:22:50: neighborhood that reinvigorates our community.  
00:22:50 --> 00:22:53: And I think this idea of resilience and kind of  
00:22:53 --> 00:22:55: using that kind of reaction to a crisis as a  
00:22:55 --> 00:22:57: way to kind of transform for the better,  
00:22:57 --> 00:22:58: was something that we were.  
00:22:58 --> 00:23:00: It was very top of mine and the work that  
00:23:00 --> 00:23:04: we're doing collectively after numerous conversations with  
the community and  
00:23:04 --> 00:23:05: local business owners,  
00:23:05 --> 00:23:07: we understood that they had a lot of concerns around  
00:23:08 --> 00:23:09: and around the future.  
00:23:09 --> 00:23:12: Uncertainty because policy and regulations kept changing  
daily in the  
00:23:12 --> 00:23:14: early part of the pandemic so no one knew if  
00:23:14 --> 00:23:17: they were to make investments and build things like how  
00:23:17 --> 00:23:19: long that could last and so therefore it would be  
00:23:19 --> 00:23:22: worth the financial investment in public health and safety  
were  
00:23:22 --> 00:23:24: obviously top online as you as you could imagine at  
00:23:24 --> 00:23:27: that time. So those fear about kind of what and  
00:23:27 --> 00:23:29: a lack of understanding about what to do.  
00:23:29 --> 00:23:30: And how they could do it?  
00:23:30 --> 00:23:32: So these were a few kind of key points that  
00:23:32 --> 00:23:35: cannot came up in our conversations around safe extension  
of  
00:23:35 --> 00:23:37: restaurants into the street,  
00:23:37 --> 00:23:39: protecting them from traffic, you know,  
00:23:39 --> 00:23:42: creating an all weather pavilion so that we could actually  
00:23:42 --> 00:23:45: extend that investment kind of into the winter months at  
00:23:45 --> 00:23:46: the early part of this,  
00:23:46 --> 00:23:48: when we were first engaging in conversations.  
00:23:48 --> 00:23:51: The restaurant program only went until September,

00:23:51 --> 00:23:53: so there's no kind of idea of how it could  
00:23:53 --> 00:23:54: be extended,  
00:23:54 --> 00:23:57: so we were trying to think about about that.  
00:23:57 --> 00:24:00: You're in public spaces to allow for social distance activity,  
00:24:00 --> 00:24:04: creatively communicating COVID-19 safety guidelines so  
very similar to what  
00:24:04 --> 00:24:06: Frazzano was showing with the signage,  
00:24:06 --> 00:24:08: which is just amazing. Making use of available into your  
00:24:08 --> 00:24:12: outdoor spaces for educational programs and improving  
coordination with the  
00:24:12 --> 00:24:15: owners of vacant storefronts so that we can facilitate  
temporary  
00:24:15 --> 00:24:17: uses and activities.  
00:24:17 --> 00:24:20: So this led to our approach to help the community  
00:24:20 --> 00:24:22: really understand what the opportunities could be,  
00:24:22 --> 00:24:25: both short term and long term and create a toolkit  
00:24:25 --> 00:24:28: that would enable them to develop their own solutions.  
00:24:28 --> 00:24:30: So we looked at how we can support restaurants and  
00:24:30 --> 00:24:31: retailers.  
00:24:31 --> 00:24:34: We looked at how we can Createspace for outdoor programs  
00:24:34 --> 00:24:35: for education and other uses,  
00:24:35 --> 00:24:39: and how we can create a safe and healthy public  
00:24:39 --> 00:24:40: public realm.  
00:24:40 --> 00:24:44: Our concept proposals included multiple tools at the  
opportunity locations  
00:24:44 --> 00:24:45: we identified,  
00:24:45 --> 00:24:49: including permit applications, design solutions and signage  
and implementation map  
00:24:49 --> 00:24:52: so they know you know the kind of steps to  
00:24:52 --> 00:24:55: take in order to kind of implement some of these  
00:24:55 --> 00:24:58: strategies on their own and visuals that would help get  
00:24:58 --> 00:25:01: the community excited about what the potential could.  
00:25:01 --> 00:25:04: Because I think part of it was people didn't really  
00:25:04 --> 00:25:07: know what what actually could you know could take place  
00:25:07 --> 00:25:09: in on these in these open streets.  
00:25:11 --> 00:25:14: So we developed, you know these resources to help people  
00:25:14 --> 00:25:16: kind of understand what to do.  
00:25:16 --> 00:25:19: You know which included tips on how to create their  
00:25:19 --> 00:25:19: own furniture,  
00:25:19 --> 00:25:21: where to kind of source the materials,  
00:25:21 --> 00:25:24: how much things cost so that they could get a  
00:25:24 --> 00:25:27: really good understanding of what they can afford to do.  
00:25:27 --> 00:25:30: You know, backgrounds on sort of the permit application so

00:25:30 --> 00:25:31: that people know,  
00:25:31 --> 00:25:34: kind of how to do it and how to kind  
00:25:34 --> 00:25:37: of apply to build the restaurants in the outdoor spaces.  
00:25:37 --> 00:25:40: This is an overall map that the team developed to  
00:25:40 --> 00:25:42: identify opportunity locations,  
00:25:42 --> 00:25:44: including you know, places where we could.  
00:25:44 --> 00:25:47: We thought it would be good ideas for open streets,  
00:25:47 --> 00:25:49: places. We thought that there could be more kind of  
00:25:49 --> 00:25:51: food and beverage activation.  
00:25:51 --> 00:25:54: Certain different clauses that we wanted to activate and allow  
00:25:54 --> 00:25:57: kind of businesses to kind of spill out into and  
00:25:57 --> 00:25:59: sort of ways to kind of expand the pedestrian space  
00:25:59 --> 00:26:01: to get more.  
00:26:01 --> 00:26:03: Opportunity for people to spread out.  
00:26:06 --> 00:26:09: Here's a plan and kind of image that Stantec developed  
00:26:09 --> 00:26:11: as part of their public Space Research.  
00:26:11 --> 00:26:14: This is looking at the Plaza de Las Americas,  
00:26:14 --> 00:26:17: which was once a kind of thriving space in the  
00:26:17 --> 00:26:18: in the Community,  
00:26:18 --> 00:26:22: with farmers markets and and kind of temporary retail and  
00:26:22 --> 00:26:23: outdoor dining that was,  
00:26:23 --> 00:26:27: you know, just utterly decimated by COVID and became the  
00:26:27 --> 00:26:28: real kind of barren spot.  
00:26:28 --> 00:26:31: And in the neighborhood. So they're currently working.  
00:26:31 --> 00:26:33: Actually with the United Palace,  
00:26:33 --> 00:26:36: which is one of the.  
00:26:36 --> 00:26:38: Kind of.  
00:26:38 --> 00:26:41: Spaces, that's kind of acting on the edge of the  
00:26:42 --> 00:26:46: Plaza and with Witikon nonprofit to kind of implement some  
00:26:46 --> 00:26:47: of these ideas.  
00:26:47 --> 00:26:49: And this is a proposal by Gensler to create outdoor  
00:26:49 --> 00:26:52: classrooms or using easy to build furniture elements.  
00:26:52 --> 00:26:54: And you know they're kind of looking at where they  
00:26:54 --> 00:26:56: can locate in the community.  
00:26:56 --> 00:26:58: Close too close to schools and close the book stores  
00:26:58 --> 00:27:01: so there can be some kind of outdoor reading spaces  
00:27:01 --> 00:27:04: and have kind of outdoor events and things like that,  
00:27:04 --> 00:27:07: so this is also kind of in development and will  
00:27:07 --> 00:27:10: be kind of built in the next coming months.  
00:27:10 --> 00:27:11: And So what our team did,  
00:27:11 --> 00:27:13: the Woods Bagot team kind of looking at restaurants as  
00:27:13 --> 00:27:16: we first started looking at the regulations and really kind

00:27:16 --> 00:27:19: of understanding what the rules were so that we could  
00:27:18 --> 00:27:21: communicate that to the Community.  
00:27:21 --> 00:27:24: And then out of that we developed this kit apart.  
00:27:24 --> 00:27:27: Switch included Barack aid that's required to kind of create  
00:27:27 --> 00:27:29: the open streets and we tried to create something that  
00:27:29 --> 00:27:32: was safe and mobile so it can be easily moved  
00:27:32 --> 00:27:35: and we try to allow embedded infrastructure like waste  
collection  
00:27:35 --> 00:27:37: and an potential like water sources and stuff for the  
00:27:37 --> 00:27:41: community that they could actually become something more  
than just  
00:27:41 --> 00:27:44: a barricade, but actually something that kind of provides  
additional  
00:27:44 --> 00:27:45: urban amenity.  
00:27:45 --> 00:27:48: We developed this Flatpack restaurant kit that where we had  
00:27:48 --> 00:27:50: this idea that would be really nice if there could  
00:27:51 --> 00:27:52: be kind of off-site fabrication.  
00:27:52 --> 00:27:54: And then when it arrived on site,  
00:27:54 --> 00:27:56: will be very easy for laymen,  
00:27:56 --> 00:27:59: people that don't have experience building things to kind of  
00:27:59 --> 00:28:02: quickly and easily assemble it on site and really minimize  
00:28:02 --> 00:28:03: the kind of on site work.  
00:28:03 --> 00:28:07: And then finally kind of flexible furniture design that allowed  
00:28:07 --> 00:28:10: to adapt to a lot of different configurations.  
00:28:10 --> 00:28:12: So then we showed we took kind of one test  
00:28:12 --> 00:28:15: block on Broadway between 164th 165th St and and really  
00:28:15 --> 00:28:18: tried to visualize how you know during the week it  
00:28:18 --> 00:28:21: could be used for open restaurants and help kind of  
00:28:21 --> 00:28:24: activate those spaces and then on the weekends you could  
00:28:24 --> 00:28:28: actually kind of pull out that mobile furniture and those  
00:28:28 --> 00:28:31: barricades and really kind of create this active,  
00:28:31 --> 00:28:33: thriving kind of neighborhood space.  
00:28:33 --> 00:28:36: And we try to show how vacant storefronts could be  
00:28:36 --> 00:28:38: used to help store some of the barricades.  
00:28:38 --> 00:28:40: And some of the mobile furniture so that.  
00:28:40 --> 00:28:44: During the week they could easily kind of pulled out  
00:28:44 --> 00:28:45: and and removed.  
00:28:45 --> 00:28:47: We also gave you know,  
00:28:47 --> 00:28:50: again, sort of information on sort of pricing and sourcing  
00:28:50 --> 00:28:50: materials.  
00:28:50 --> 00:28:53: There was kind of a whole set of instructions that  
00:28:53 --> 00:28:55: about how to kind of put these things together.  
00:28:55 --> 00:28:58: You know what size? You know the material that would



00:28:58 --> 00:29:01: be required and so that became kind of part of  
00:29:01 --> 00:29:05: our toolkit and instructions that we that we help provide.  
00:29:05 --> 00:29:07: And then we really kind of went into the design  
00:29:07 --> 00:29:10: of the all season canopy is as something that you  
00:29:10 --> 00:29:12: know we kind of went into more detail at the  
00:29:12 --> 00:29:15: time. Again, this will sort of July August last year.  
00:29:15 --> 00:29:19: We really wanted to actually kind of start the conversation  
00:29:19 --> 00:29:22: about extending the restaurant program into the winter.  
00:29:22 --> 00:29:25: Through this design, people weren't really talking about at  
that  
00:29:25 --> 00:29:26: time,  
00:29:26 --> 00:29:27: so we started thinking about it.  
00:29:27 --> 00:29:30: Kind of double layer skin where air from the inside  
00:29:30 --> 00:29:31: could exhaust out,  
00:29:31 --> 00:29:34: but it still protect from the wind and create kind  
00:29:34 --> 00:29:35: of a heated space.  
00:29:35 --> 00:29:39: And that would be easily kind of fabricated out of  
00:29:39 --> 00:29:42: these kind of flat flat panel pieces of plywood that  
00:29:42 --> 00:29:44: will be pre cut off site.  
00:29:44 --> 00:29:47: Actually, over the winter silento just a local restaurant in  
00:29:47 --> 00:29:50: the neighborhood reached out and wanted us to try to  
00:29:50 --> 00:29:52: install one of these for them.  
00:29:52 --> 00:29:55: So that kind of led us into kind of reaching  
00:29:55 --> 00:29:56: out to Home Depot and events.  
00:29:56 --> 00:29:59: Cape, who provided the materials and even skate,  
00:29:59 --> 00:30:02: provided the fabrication installation so you know,  
00:30:02 --> 00:30:05: huge thanks to our sponsors for this project,  
00:30:05 --> 00:30:07: but we went into a kind of design development mode  
00:30:08 --> 00:30:09: with Arab and you know,  
00:30:09 --> 00:30:12: really kind of vetted through the whole idea of this  
00:30:12 --> 00:30:14: kind of very simple.  
00:30:14 --> 00:30:16: Is you know easy assembled plywood,  
00:30:16 --> 00:30:19: plywood, pavilion, all made with kind of slotted connections.  
00:30:19 --> 00:30:21: We really wanted to try to minimize the need for  
00:30:21 --> 00:30:24: tools and stuff so that anyone could kind of put  
00:30:24 --> 00:30:25: this together easily onsite.  
00:30:25 --> 00:30:28: Numerous zoom calls to kind of work through some of  
00:30:28 --> 00:30:31: the details which got to be a little more complex  
00:30:31 --> 00:30:32: than we expected initially,  
00:30:32 --> 00:30:36: but we kind of developed it into this design.  
00:30:36 --> 00:30:39: That you see here. This Is Us kind of prototyping  
00:30:39 --> 00:30:39: it,

00:30:39 --> 00:30:41: you know, trying to test to make sure that it  
00:30:41 --> 00:30:42: can come together easily and quickly,  
00:30:42 --> 00:30:45: and that you know all the pieces kind of fit  
00:30:45 --> 00:30:46: together correctly.  
00:30:46 --> 00:30:48: And we developed this little animation to help.  
00:30:48 --> 00:30:51: Hopefully this place, yeah.  
00:30:51 --> 00:30:53: To help you know whoever was putting it together,  
00:30:53 --> 00:30:55: understand how to do it and kind of see the  
00:30:55 --> 00:30:57: sequence of how how it comes together.  
00:31:10 --> 00:31:11: Next slide, then even escape,  
00:31:11 --> 00:31:13: started to do the fabrication.  
00:31:13 --> 00:31:16: So everything was kind of build out using a CNC  
00:31:16 --> 00:31:18: milling machine and they're in their factory.  
00:31:18 --> 00:31:21: They installed it kind of and staged it in their  
00:31:21 --> 00:31:22: in their space.  
00:31:22 --> 00:31:24: Just because this was kind of a prototype,  
00:31:24 --> 00:31:27: wanted to make sure we could work through any any  
00:31:27 --> 00:31:27: issues,  
00:31:27 --> 00:31:30: but it came together pretty quickly and easily,  
00:31:30 --> 00:31:31: they said.  
00:31:31 --> 00:31:34: This is the team, the design team and the construction  
00:31:34 --> 00:31:34: team.  
00:31:34 --> 00:31:37: Kind of in their space.  
00:31:37 --> 00:31:40: This is Sergio who didn't make it for the first  
00:31:40 --> 00:31:40: photo shoot.  
00:31:40 --> 00:31:43: And this is them actually installing it on site,  
00:31:43 --> 00:31:45: which just happened yesterday. So we're really excited.  
00:31:45 --> 00:31:47: The team design team is going out Friday to help  
00:31:47 --> 00:31:50: paint it and sort of celebrate the opening of this  
00:31:50 --> 00:31:51: new space for for Cilento.  
00:31:51 --> 00:31:54: So really excited to have been a part of this  
00:31:54 --> 00:31:55: project.  
00:31:55 --> 00:31:57: Nearest the team that can help put it together yesterday  
00:31:57 --> 00:32:00: from advance Cape and some friends of the restaurant  
owner.  
00:32:00 --> 00:32:02: Nuts, and that's it for me,  
00:32:02 --> 00:32:04: so I'll hand it back over to Jenn to help.  
00:32:04 --> 00:32:06: Kind of facilitate the conversation.  
00:32:10 --> 00:32:14: Thanks David, and thank you to all of our panelists.  
00:32:14 --> 00:32:18: I'm going to ask everyone to now turn on their  
00:32:18 --> 00:32:22: videos in turn on their monitors and their microphones.  
00:32:26 --> 00:32:29: And I'd like to start with a couple of questions

00:32:29 --> 00:32:30: and earnest.

00:32:30 --> 00:32:33: I have my first question is for you.

00:32:33 --> 00:32:37: So you and Farzana touched on the many structural inequality's

00:32:37 --> 00:32:40: that impact the lives of many people in bed stuy,

00:32:40 --> 00:32:42: such as the colocation of social,

00:32:42 --> 00:32:47: economic issues like overcrowding and health disparities that go on

00:32:47 --> 00:32:48: for many generations.

00:32:48 --> 00:32:51: While these issues have really led to a lot of

00:32:51 --> 00:32:53: inequality over the decades,

00:32:53 --> 00:32:57: the two issues of health and economic opportunities have really

00:32:57 --> 00:33:00: been quite pronounced over the past year.

00:33:00 --> 00:33:03: So my question for you is how do you see

00:33:03 --> 00:33:07: these design interventions address these issues and other issues of

00:33:07 --> 00:33:11: any qualities in the community that the bed stuy Restoration

00:33:11 --> 00:33:14: Corporation works in?

00:33:14 --> 00:33:21: Well, they've allowed us to continue to serve those populations.

00:33:21 --> 00:33:27: That have that are be set by any qualities that

00:33:27 --> 00:33:32: are set by health issues and financial issues.

00:33:32 --> 00:33:36: We've been able to get back on site.

00:33:36 --> 00:33:40: We have remote sites and we have our our main

00:33:40 --> 00:33:40: site.

00:33:40 --> 00:33:44: We've been able to get back on site and to

00:33:44 --> 00:33:50: start working face to face with people over the timeline

00:33:50 --> 00:33:51: of the pandemic.

00:33:51 --> 00:33:56: We have been focusing basically on doing a lot of

00:33:56 --> 00:33:57: our work remotely,

00:33:57 --> 00:34:03: but as we've seen even with something so simple as

00:34:03 --> 00:34:04: just attacks site.

00:34:04 --> 00:34:08: Certain things need to be done in person and with

00:34:08 --> 00:34:12: the help of the neighborhood now team are wonderful team.

00:34:12 --> 00:34:15: We've been able to.

00:34:15 --> 00:34:20: Number one. Make staff feel safe so they want to

00:34:20 --> 00:34:26: come back on site and also to provide additional protections

00:34:26 --> 00:34:30: for clients and staff so they are able to resume.

00:34:30 --> 00:34:31: Their work.

00:34:34 --> 00:34:36: So it's essentially been it's.

00:34:36 --> 00:34:39: It's been a great effort overtime and we hope to

00:34:39 --> 00:34:43: be able to continue to work with neighborhood now to

00:34:43 --> 00:34:45: expand on our phase reopenings.

00:34:48 --> 00:34:51: Maybe I can just add to that their nest.

00:34:51 --> 00:34:54: I think that you know.

00:34:54 --> 00:34:58: What what the pandemic really brought to light was that

00:34:58 --> 00:35:03: you know the structural sort of systemic inequality is that

00:35:03 --> 00:35:05: many of our communities face.

00:35:05 --> 00:35:10: Perhaps things that planners and architects and public officials knew

00:35:10 --> 00:35:10: about,

00:35:10 --> 00:35:14: but it really wasn't part of the public conversation,

00:35:14 --> 00:35:18: right? And I think that that's been a positive that

00:35:18 --> 00:35:21: has come out of all of this right,

00:35:21 --> 00:35:24: that I think we are all now more aware of

00:35:24 --> 00:35:28: these issues and it's really up to architects and designers

00:35:29 --> 00:35:31: to kind of step up and be a part of

00:35:31 --> 00:35:36: that conversation. And I think the way that design can

00:35:36 --> 00:35:37: start to.

00:35:37 --> 00:35:41: Create some some effect or change to the communities.

00:35:41 --> 00:35:46: Benefit is through empowering the communities a lot of the

00:35:46 --> 00:35:49: work that David shared right in terms of low cost

00:35:49 --> 00:35:50: solutions,

00:35:50 --> 00:35:55: DIY solutions, things that community members can build on their

00:35:55 --> 00:35:55: own.

00:35:55 --> 00:35:59: We've also been developing a kit of parts for quickly

00:35:59 --> 00:36:03: deployable furniture for vacant lot proposals,

00:36:03 --> 00:36:06: for example, that we hope to roll out in the

00:36:06 --> 00:36:07: later springs.

00:36:07 --> 00:36:11: The summer and really empowering the community through education and

00:36:11 --> 00:36:12: community.

00:36:12 --> 00:36:17: Communicating how these things can be done quickly.

00:36:17 --> 00:36:21: Is is part of. I think the design solution.

00:36:21 --> 00:36:25: Arizona you brought up a couple of different issues that

00:36:25 --> 00:36:26: I'd love to.

00:36:26 --> 00:36:29: I'd love to hear from the rest of the panel

00:36:29 --> 00:36:30: on one of them was about.

00:36:30 --> 00:36:35: Ann, where designers are typically located in the conversation and

00:36:35 --> 00:36:38: the agency and the role that designers have and what

00:36:39 --> 00:36:41: it means to empower a community.

00:36:41 --> 00:36:44: So if you, and maybe David could speak to that

00:36:44 --> 00:36:47: and and you know Dan and earnest person love to

00:36:47 --> 00:36:49: have your opinion on it,  
00:36:49 --> 00:36:51: but you know, with all of these,  
00:36:51 --> 00:36:56: obviously the terrible things that happened in 2020 that precipitated  
00:36:56 --> 00:37:01: this work and the structural inequality is that underserved communities.  
00:37:01 --> 00:37:04: Have faced how do designers or locate them?  
00:37:04 --> 00:37:07: How do you as a designer locate yourself in the  
00:37:07 --> 00:37:08: conversation?  
00:37:08 --> 00:37:12: And how might this impact your work in the future?  
00:37:12 --> 00:37:15: I'll go first, so I'll say that I think it's  
00:37:15 --> 00:37:18: interesting I I'm actually looking forward to farzana's answer on  
00:37:19 --> 00:37:19: this,  
00:37:19 --> 00:37:22: 'cause I think she's been doing this a lot longer  
00:37:22 --> 00:37:22: than we have,  
00:37:22 --> 00:37:25: and I think for us you know it's one of  
00:37:25 --> 00:37:28: the first times we've actually engaged in this type of  
00:37:28 --> 00:37:28: work.  
00:37:28 --> 00:37:31: And it's a really different set of skills and tools  
00:37:31 --> 00:37:34: that required a lot more around kind of communication and  
00:37:34 --> 00:37:35: trust building I think,  
00:37:35 --> 00:37:38: and I think that was something that we actually see  
00:37:38 --> 00:37:39: you.  
00:37:39 --> 00:37:42: Candidly. We kind of struggled with at the beginning,  
00:37:42 --> 00:37:43: I think coming into a.  
00:37:43 --> 00:37:46: Washington Heights is sort of outsiders that we didn't have  
00:37:46 --> 00:37:50: that sort of trust built up with the local neighborhood,  
00:37:50 --> 00:37:52: and I think that probably to do this kind of  
00:37:52 --> 00:37:54: work really successfully.  
00:37:54 --> 00:37:57: You kind of have to be embedded in a community  
00:37:57 --> 00:37:57: instead of,  
00:37:57 --> 00:38:00: you know, be there for the long term and really  
00:38:00 --> 00:38:02: start to build those relationships.  
00:38:02 --> 00:38:04: That will kind of work.  
00:38:04 --> 00:38:06: There's, you know, things have to happen.  
00:38:08 --> 00:38:11: No one had a lot faster and a lot more  
00:38:11 --> 00:38:14: kind of sort of DIY or very much more hands  
00:38:14 --> 00:38:15: on than probably.  
00:38:15 --> 00:38:19: Architects are typically used to working building it yourself,  
00:38:19 --> 00:38:22: sourcing things yourself. You know getting costing,  
00:38:22 --> 00:38:26: you know, costing yourself stuff that need a lot of  
00:38:26 --> 00:38:29: times we rely on on other parts of the design

00:38:29 --> 00:38:31: team or construction team to do so.  
00:38:31 --> 00:38:34: I think in that sense you know we had to  
00:38:34 --> 00:38:35: kind of,  
00:38:35 --> 00:38:38: you know, we're still, I think trying to learn.  
00:38:38 --> 00:38:40: Some of the right ways to do these things and  
00:38:40 --> 00:38:40: I will,  
00:38:40 --> 00:38:43: you know, hopefully will continue as we continue to do  
00:38:43 --> 00:38:44: this type of work,  
00:38:44 --> 00:38:47: but I think that's that's that's the main thing is  
00:38:47 --> 00:38:50: it just takes different types of skills and different hats,  
00:38:50 --> 00:38:52: an kind of much more kind of time to kind  
00:38:52 --> 00:38:53: of build those relationships,  
00:38:53 --> 00:38:56: I think.  
00:38:56 --> 00:38:58: Yeah, I think David's got it right.  
00:38:58 --> 00:39:03: I mean, I think that the community engagement portion of  
00:39:03 --> 00:39:08: this is is was instrumental right to getting it right  
00:39:08 --> 00:39:09: in some fashion?  
00:39:09 --> 00:39:12: I think community engagement is a skill.  
00:39:12 --> 00:39:16: It's it's difficult. You have to.  
00:39:16 --> 00:39:20: You know, kind of communicate in a way that builds  
00:39:20 --> 00:39:20: trust.  
00:39:20 --> 00:39:22: As David was saying, forms.  
00:39:22 --> 00:39:27: Partnerships identifies people that are already working in the  
Community  
00:39:28 --> 00:39:31: and sort of piggybacking on their work right,  
00:39:31 --> 00:39:35: rather than trying to develop your own in some ways  
00:39:35 --> 00:39:39: and really starting to speak to the Community as true  
00:39:39 --> 00:39:42: partners and true collaborators in the work.  
00:39:42 --> 00:39:46: So all of the proposals that we came up with.  
00:39:46 --> 00:39:50: We're very much through brainstorming with the community,  
00:39:50 --> 00:39:53: and so I think that engagement at the start of  
00:39:53 --> 00:39:54: a project is important.  
00:39:54 --> 00:39:57: It's also important during the project,  
00:39:57 --> 00:40:01: a lot of our build activities were done in partnership  
00:40:01 --> 00:40:02: with community members,  
00:40:02 --> 00:40:04: and then after the project,  
00:40:04 --> 00:40:09: it's really important for us as designers and planners to  
00:40:09 --> 00:40:12: understand that transparency is paramount.  
00:40:12 --> 00:40:17: Great sort of understanding or communicating the effect or  
the  
00:40:17 --> 00:40:21: impact of the work is clearly important to community that  
00:40:21 --> 00:40:25: oftentimes gets bombarded with a lot of engagement,  
00:40:25 --> 00:40:28: but not a lot of results right?

00:40:28 --> 00:40:31: And so there's a lot of engagement party in that  
00:40:31 --> 00:40:32: respect,  
00:40:32 --> 00:40:35: and it's important to follow through.  
00:40:38 --> 00:40:41: I'm I am AM.  
00:40:41 --> 00:40:46: I'm I'm not certain that my response really answered your  
00:40:46 --> 00:40:46: question,  
00:40:46 --> 00:40:50: and I guess it's been cause.  
00:40:50 --> 00:40:56: I keep seeing this effort as a response to.  
00:40:56 --> 00:40:59: An ongoing problem.  
00:40:59 --> 00:41:05: We've done I, I think a magnificent job in addressing.  
00:41:05 --> 00:41:09: The results of.  
00:41:09 --> 00:41:14: Systematic problems that have existed and I don't know if  
00:41:14 --> 00:41:15: it's possible,  
00:41:15 --> 00:41:19: but what I'd like for these types of initiatives to  
00:41:19 --> 00:41:23: look at is the causes the causes of these these  
00:41:23 --> 00:41:24: problems.  
00:41:24 --> 00:41:30: There the reasons why minority communities were more  
greatly impacted  
00:41:30 --> 00:41:32: by the pandemic is.  
00:41:32 --> 00:41:37: Be cause of lower medium incomes.  
00:41:37 --> 00:41:43: Insufficient wages, jobs that aren't.  
00:41:43 --> 00:41:47: Up providing upward mobility and these are things that that  
00:41:47 --> 00:41:50: restoration has continually struggled with.  
00:41:52 --> 00:41:55: So I I would like I would challenge us to  
00:41:55 --> 00:41:57: think about what can be done.  
00:42:00 --> 00:42:02: Ahead of time, what can be done?  
00:42:02 --> 00:42:08: What measures can be taken in advance of these types  
00:42:08 --> 00:42:08: of?  
00:42:08 --> 00:42:12: Matter is these types of problems having to be resolved  
00:42:12 --> 00:42:15: and I'm I'm not sure what the answer is.  
00:42:15 --> 00:42:18: I'm not sure how, how we how we address these  
00:42:18 --> 00:42:19: things,  
00:42:19 --> 00:42:23: but. Uhm? I think we need to think about how  
00:42:23 --> 00:42:28: we can pull together our resources to resolve the causes  
00:42:28 --> 00:42:30: of these problems.  
00:42:30 --> 00:42:33: Even more so than addressing the results,  
00:42:33 --> 00:42:36: which I think. Has been done really,  
00:42:36 --> 00:42:40: really well by our team.  
00:42:40 --> 00:42:43: But the the the the causes still remain.  
00:42:43 --> 00:42:48: The problems still remain, and those are things that that  
00:42:48 --> 00:42:51: I'd like us to take a look at how we  
00:42:51 --> 00:42:52: can really resolve.

00:42:57 --> 00:43:01: Turn us, I think that's a really excellent point,  
00:43:01 --> 00:43:04: and I was struck by something that Dan had in  
00:43:04 --> 00:43:06: his presentation,  
00:43:06 --> 00:43:10: which was the organizational chart that really started with the  
00:43:10 --> 00:43:15: Community groups at the top and put the facilitators at  
00:43:15 --> 00:43:15: the bottom.  
00:43:15 --> 00:43:19: And Dan a question for you is how this process  
00:43:19 --> 00:43:22: might be replicable and in the future,  
00:43:22 --> 00:43:26: how it might serve a better definition of resiliency,  
00:43:26 --> 00:43:30: or when there are. Major disruptions to the status quo  
00:43:30 --> 00:43:34: and in response to their nests question.  
00:43:34 --> 00:43:38: Do you imagine or how do you imagine the a  
00:43:38 --> 00:43:44: process that could help address the actual causes rather  
00:43:44 --> 00:43:46: than  
00:43:44 --> 00:43:46: just the outcomes?  
00:43:46 --> 00:43:48: Yeah, in some ways the model is relatively simple.  
00:43:48 --> 00:43:52: It's looking at people like their nest and Restoration  
00:43:52 --> 00:43:54: Corporation  
00:43:52 --> 00:43:54: saying these guys know what they're doing.  
00:43:54 --> 00:43:57: Let's support them in whatever way we need it whenever  
00:43:57 --> 00:43:58: they way they need,  
00:43:58 --> 00:44:01: and so that means assembling a team of sometimes.  
00:44:01 --> 00:44:04: Maybe it's engineers, planners, designers with whatever.  
00:44:04 --> 00:44:06: Whatever it is that they actually called for.  
00:44:06 --> 00:44:08: So I think the model is replicable,  
00:44:08 --> 00:44:11: right? There are institutions throughout our city bids,  
00:44:11 --> 00:44:16: community development, corporations, membership groups  
00:44:16 --> 00:44:17: that have been calling for  
00:44:16 --> 00:44:17: these kinds of help.  
00:44:17 --> 00:44:19: Very long time, this is something that we heard in  
00:44:19 --> 00:44:20: the Northwest Bronx,  
00:44:20 --> 00:44:22: our community partners said, you know,  
00:44:22 --> 00:44:24: I have been calling for this forever and now it's  
00:44:24 --> 00:44:26: like drinking from a fire hose.  
00:44:26 --> 00:44:27: We have so much so many services.  
00:44:27 --> 00:44:29: So how do we make sure that it doesn't just  
00:44:29 --> 00:44:30: feel like a firehose?  
00:44:30 --> 00:44:32: How do we make sure that it's part of the  
00:44:32 --> 00:44:35: culture of planning and development in the city that important  
00:44:35 --> 00:44:38: Community players like dyrness actually get the services and  
00:44:38 --> 00:44:39: the  
00:44:38 --> 00:44:39: support that they need?  
00:44:44 --> 00:44:47: Thanks thanks Dan. You know as a as a wrap



00:44:47 --> 00:44:47: up,  
00:44:47 --> 00:44:50: I think it's an interesting way to look at this.  
00:44:50 --> 00:44:54: You know everything that we've talked about I think has  
00:44:54 --> 00:44:58: gone so far beyond the traditional conversations around  
design.  
00:44:58 --> 00:45:01: It's talked about law, we've talked about finance,  
00:45:01 --> 00:45:05: public health, community, the importance of feeling safe and  
aligning  
00:45:05 --> 00:45:09: all of these services in service of community development.  
00:45:09 --> 00:45:13: And I think it's very important element Durness that you  
00:45:13 --> 00:45:16: added is that we also need to look very closely.  
00:45:16 --> 00:45:20: And address the causes, not just the outcomes and so  
00:45:20 --> 00:45:23: moving forward with this project you know,  
00:45:23 --> 00:45:26: Dan, you had said at the beginning this was a  
00:45:26 --> 00:45:29: 6 initially conceived as six weeks print,  
00:45:29 --> 00:45:32: and now we're a year in and I just like  
00:45:32 --> 00:45:34: to ask the panelists.  
00:45:34 --> 00:45:38: In conclusion, what a successful outcome looks like to them  
00:45:38 --> 00:45:40: in this project.  
00:45:40 --> 00:45:41: And so I'll start Dan,  
00:45:41 --> 00:45:44: how about with you?  
00:45:44 --> 00:45:46: Yeah, one of the funny things about this project is  
00:45:46 --> 00:45:49: it was wonderful to build so much out outside and  
00:45:49 --> 00:45:50: get to brag about the beautiful work.  
00:45:50 --> 00:45:52: But some of the things that I loved most where  
00:45:52 --> 00:45:55: some of those really hard and during challenges we have  
00:45:55 --> 00:45:57: a team that's trying to figure out how to deal  
00:45:57 --> 00:45:59: with an enduring rat in his station.  
00:45:59 --> 00:46:01: That's not. That's not something that you put in your  
00:46:01 --> 00:46:02: marketing materials,  
00:46:02 --> 00:46:05: but it's something that the community has wanted to deal  
00:46:05 --> 00:46:06: with for a very long time.  
00:46:06 --> 00:46:09: There's another group that's actually been collecting an  
inventory of  
00:46:09 --> 00:46:11: all of the vacant buildings in their neighborhood,  
00:46:11 --> 00:46:13: and now they can advocate around that.  
00:46:13 --> 00:46:14: They can say to the city.  
00:46:14 --> 00:46:17: Here's what we want to see different happening in our  
00:46:17 --> 00:46:18: neighborhood,  
00:46:18 --> 00:46:20: so it's the kind of less sexy projects for the  
00:46:20 --> 00:46:22: kinds of things that have been longstanding.  
00:46:22 --> 00:46:25: Those are the kinds of things that I consider to  
00:46:25 --> 00:46:26: be the great success of the project.

00:46:29 --> 00:46:31: Thank you, dear nest.

00:46:31 --> 00:46:34: I think we have to take what we've learned with

00:46:35 --> 00:46:38: regard to this pandemic and continue to apply it.

00:46:38 --> 00:46:41: I don't think things like this pandemic going to go

00:46:42 --> 00:46:42: away.

00:46:42 --> 00:46:46: I think we're going to have these types of challenges

00:46:46 --> 00:46:49: coming back to us time and time again and we

00:46:49 --> 00:46:52: have to think about how we set up our infrastructure

00:46:52 --> 00:46:56: for remote access. We have to think about just the

00:46:56 --> 00:46:59: way we maintain our facilities.

00:46:59 --> 00:47:01: We have to think about.

00:47:01 --> 00:47:05: The way we.

00:47:05 --> 00:47:06: I guess even just our our,

00:47:06 --> 00:47:11: our physical cleanliness and the other things that we've

00:47:11 --> 00:47:12: learned

00:47:14 --> 00:47:18: with regard to.

00:47:18 --> 00:47:22: Protecting ourselves against.

00:47:24 --> 00:47:28: These types of viruses and and and.

00:47:28 --> 00:47:34: Diseases that that we've had to deal with.

00:47:34 --> 00:47:39: So restoration is looking at rebuilding the entire block and

00:47:39 --> 00:47:42: what I've asked our development team to do is to

00:47:42 --> 00:47:47: think about how we need to rebuild.

00:47:47 --> 00:47:51: So that we are able to survive and continue to

00:47:51 --> 00:47:54: work in these types of environments,

00:47:54 --> 00:48:02: we also want to continue.

00:48:02 --> 00:48:05: Obviously our efforts to provide families in this Community

00:48:05 --> 00:48:07: with

00:48:10 --> 00:48:16: the ability to to save.

00:48:16 --> 00:48:21: So that they are able to.

00:48:21 --> 00:48:26: Just survive justifies it. We found that in many instances

00:48:26 --> 00:48:31: just having savings that you can rely on in

00:48:31 --> 00:48:35: the event of an emergency or are critical and it

00:48:38 --> 00:48:41: is hard for us to understand the cause.

00:48:41 --> 00:48:45: I've never had to recently never had to.

00:48:45 --> 00:48:51: Suffer or or not be able to do something of

00:48:51 --> 00:48:54: consequence because I didn't have \$5 in my pocket.

00:48:54 --> 00:48:57: And this is the situation that many people in this

00:49:01 --> 00:49:03: community encounter so.

00:49:03 --> 00:49:06: I think that going forward a restoration needs to make

00:49:06 --> 00:49:09: sure that we're prepared for these types of situations in

00:49:09 --> 00:49:12: order to function properly,

00:49:12 --> 00:49:15: and we have to bring our programming to scale so

00:49:06 --> 00:49:09: that we are able to assist more people in the  
00:49:09 --> 00:49:12: Community in ways that they desperately need.  
00:49:12 --> 00:49:15: And as I said, I don't think that these types  
00:49:15 --> 00:49:17: of situations are going to go away,  
00:49:17 --> 00:49:21: and I think now that we're better prepared to deal  
00:49:21 --> 00:49:24: with him and to continue with our efforts to support.  
00:49:24 --> 00:49:27: And rebuild the community.  
00:49:31 --> 00:49:35: Thank you for that Arizona.  
00:49:35 --> 00:49:39: Thanks Ernest for me success in this project is to  
00:49:39 --> 00:49:44: find solutions that aren't COVID Band-aids right that aren't  
00:49:44 --> 00:49:48: just  
00:49:48 --> 00:49:50: trying to solve the problem at hand right now through  
00:49:50 --> 00:49:54: social distancing. So so on,  
00:49:54 --> 00:49:56: but rather get to the heart of the problem is  
00:49:56 --> 00:50:03: doing this was speaking,  
00:50:03 --> 00:50:05: you know, speaking about prior really developing  
00:50:05 --> 00:50:10: partnerships and programs  
00:50:10 --> 00:50:13: and proposals that can.  
00:50:13 --> 00:50:17: You know, really create vibrant public spaces in the  
00:50:17 --> 00:50:22: community,  
00:50:22 --> 00:50:26: creates local artists, murals you know,  
00:50:26 --> 00:50:30: memorials, ways to build, capacity for the community,  
00:50:30 --> 00:50:32: and build social resiliency so that you know the community  
00:50:32 --> 00:50:35: can really come together in a way unprecedented way.  
00:50:35 --> 00:50:37: For for perhaps the next disaster.  
00:50:37 --> 00:50:40: And so it's important, I think,  
00:50:40 --> 00:50:43: to plan and prepare and develop capacity.  
00:50:43 --> 00:50:46: Thank you for that and David.  
00:50:46 --> 00:50:49: Yeah, I think I just want to echo what you  
00:50:49 --> 00:50:52: know for as an Internet source saying I think you  
00:50:52 --> 00:50:53: know success.  
00:50:53 --> 00:50:55: For me, probably looks like just continued engagement and  
00:50:55 --> 00:50:56: and  
00:50:56 --> 00:51:01: recognizing that you know there's always going to be more  
00:51:01 --> 00:51:03: work to do,  
00:51:03 --> 00:51:05: and you're never going to reach a point where you're  
00:51:05 --> 00:51:06: saying this is done.  
00:51:06 --> 00:51:08: You and I were talking earlier today about how.  
00:51:08 --> 00:51:11: We are a lot of people are talking about a  
00:51:11 --> 00:51:13: return to normal and how do we get back to  
00:51:13 --> 00:51:15: normal and pre COVID?  
00:51:15 --> 00:51:17: But what this is kind of exposed that there's a  
00:51:17 --> 00:51:19: lot of communities that probably that normal never really

existed.

**00:51:11 --> 00:51:14:** And Dan there's probably something they don't really want to  
**00:51:14 --> 00:51:15:** go back to.  
**00:51:15 --> 00:51:17:** They want to look forward and so how can this  
**00:51:17 --> 00:51:20:** be kind of transformational in terms of community,  
**00:51:20 --> 00:51:23:** building an and sort of relationship creation so that we  
**00:51:23 --> 00:51:25:** can continue to kind of keep working on this on  
**00:51:25 --> 00:51:28:** this project since it's going to be an ongoing effort  
**00:51:28 --> 00:51:28:** for many years so.  
**00:51:32 --> 00:51:35:** Thank you for that. And with that I'd like to  
**00:51:35 --> 00:51:39:** thank Dan Farzona Dear Nest and David for their continued  
**00:51:39 --> 00:51:43:** work and participation in the neighborhoods now projects and  
to  
**00:51:43 --> 00:51:46:** the Urban Land Institute for hosting this session.  
**00:51:46 --> 00:51:49:** Thank you very much.  
**00:51:49 --> 00:51:51:** Thank you.  
**00:51:51 --> 00:51:51:** Thank you.

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