

Webinar

Social Spaces Resilient Communities Social Infrastructure as a Climate Strategy for Real Estate

Date: November 18, 2022

00:00:02 --> 00:00:06: I'm Allison Anderson from unabridged architecture in Mississippi, and we're

00:00:06 --> 00:00:09: so happy to have you with us for social spaces,

00:00:09 --> 00:00:10: resilient communities.

00:00:11 --> 00:00:14: In the middle of the pandemic, those of us who

00:00:14 --> 00:00:17: are lucky enough to have stable job and home situations

00:00:17 --> 00:00:22: really realize something we missed interacting with other people in

00:00:22 --> 00:00:24: spaces that supported authentic connections.

00:00:25 --> 00:00:30: The places that were normally filled with people that were

00:00:30 --> 00:00:34: shopping or dining or learning or playing, they were eerily

00:00:34 --> 00:00:34: quiet.

00:00:35 --> 00:00:39: So after other disasters such as storms, floods and earthquakes,

00:00:39 --> 00:00:43: survivors feel equally adrift if they're cut off from their

00:00:43 --> 00:00:46: network of social capital and places where they can meet

00:00:46 --> 00:00:49: others, exchange information and find comfort.

00:00:51 --> 00:00:54: It is true that in many communities, residents lack that

00:00:54 --> 00:00:57: access to social spaces every day, with great impacts to

00:00:57 --> 00:00:59: health and economic potential.

00:00:59 --> 00:01:03: So social infrastructure is a critical component of resilience. It

00:01:03 --> 00:01:07: supports a type of social capital which reduces the impacts

00:01:07 --> 00:01:10: on the most vulnerable people in our society.

00:01:10 --> 00:01:15: It improves mental and physical well-being for individuals and thereby

00:01:15 --> 00:01:19: communities, and it can support Community response to climate change.

00:01:21 --> 00:01:25: After Hurricane Katrina devastated my hometown of Bay Saint Louis,

00:01:26 --> 00:01:30: 60% of the population temporarily relocated. There were no public
00:01:30 --> 00:01:33: spaces where people could assemble, and so we met in
00:01:33 --> 00:01:37: the shells of former community assets that were now open
00:01:37 --> 00:01:40: to the elements. We held slab parties on the former
00:01:40 --> 00:01:44: sites of our homes and businesses. Those of us with
00:01:44 --> 00:01:48: with a structure that remained even partly intact open them
00:01:48 --> 00:01:52: up for public meetings. So when this first cafe reopened.
00:01:52 --> 00:01:55: People just throng to it as a hub for Community
00:01:55 --> 00:01:59: news, for entertainment and for sustenance that satisfy more than
00:01:59 --> 00:02:03: just our physical needs. This is the power of social
00:02:03 --> 00:02:08: infrastructure, and these attributes can bring value to
00:02:08 --> 00:02:08: developers as
00:02:08 --> 00:02:08: well.
00:02:09 --> 00:02:14: They can reduce downtime from climate hazards, they can
00:02:14 --> 00:02:17: increase
00:02:14 --> 00:02:17: value and improve the market marketability of projects.
00:02:18 --> 00:02:22: And considering these community needs may streamline the
00:02:24 --> 00:02:27: design process.
00:02:27 --> 00:02:31: You will hear today from leaders and development about why
00:02:31 --> 00:02:35: they incorporate social infrastructure into their projects and
00:02:35 --> 00:02:38: how this
00:02:38 --> 00:02:42: approach shapes their developments and learn from the
00:02:38 --> 00:02:42: results of
00:02:42 --> 00:02:45: their efforts. We hope that you two will consider social
00:02:42 --> 00:02:45: infrastructure as an essential element in your projects and
00:02:46 --> 00:02:49: design
00:02:46 --> 00:02:49: these physical places that allow the bonds to develop.
00:02:49 --> 00:02:52: Go ahead, Morgan, and we'll get to our, our folks
00:02:49 --> 00:02:52: that we're going to be part of this. There are
00:02:52 --> 00:02:55: a wide range of projects developed. So here's what we're
00:02:52 --> 00:02:55: going to do today. We're going to give this kind
00:02:55 --> 00:02:58: of social overview of social infrastructure.
00:02:58 --> 00:03:01: And Community resilience, we're going to talk about social
00:03:03 --> 00:03:07: infrastructure
00:03:07 --> 00:03:11: at the portfolio level, talk about social infrastructure and
00:03:11 --> 00:03:14: economic
00:03:11 --> 00:03:14: development at a project level. So we're moving from the
00:03:14 --> 00:03:16: macro scale down to the micro. And then we're going
00:03:16 --> 00:03:20: to have a discussion and Q&A session. This presentation will
00:03:20 --> 00:03:21: be recorded and distributed.
00:03:22 --> 00:03:26: Please submit your questions through the Q&A feature and
00:03:22 --> 00:03:26: upvote

00:03:26 --> 00:03:28: the questions you want to see asked.

00:03:31 --> 00:03:35: This presentation is based on a report from USLI which

00:03:35 --> 00:03:40: all of the participants in the in this webinar participated

00:03:40 --> 00:03:43: in or or are quoted in or gave gave responses

00:03:43 --> 00:03:47: to questions. You can get a sneak preview of this

00:03:47 --> 00:03:51: report at ULI Knowledge dot ULI/ social spaces and the

00:03:51 --> 00:03:55: the link is in the chat, so please do jump

00:03:55 --> 00:03:58: on and when the report does come out, I hope

00:03:58 --> 00:04:01: you will really adopt it and and.

00:04:01 --> 00:04:05: Look at it. And there's some great information there. OK,

00:04:05 --> 00:04:09: so our panelists today are me, Anita Chandra from Rand

00:04:09 --> 00:04:15: Corporation, vice president and director of social and economic well-being.

00:04:16 --> 00:04:19: Gautami Polanki from the Howard Hughes Corporation, who is the

00:04:20 --> 00:04:22: senior vice president of E SG strategy.

00:04:23 --> 00:04:27: And you shall go from James Lima planning and development.

00:04:27 --> 00:04:31: So we're going to jump right in with Anita's presentation

00:04:31 --> 00:04:34: and invite you to sit back and enjoy.

00:04:36 --> 00:04:39: Great. Thanks so much, Allison, and thanks to you, Ali,

00:04:39 --> 00:04:43: for this generous invitation. I'm really looking forward to the

00:04:43 --> 00:04:46: report that you just saw sited. I'm going to kind

00:04:46 --> 00:04:49: of start kind of big picture in terms of level

00:04:49 --> 00:04:53: setting this conversation today about social infrastructure and how we

00:04:53 --> 00:04:58: build towards resilient, healthy and equitable communities. My colleagues Gouthami

00:04:58 --> 00:05:01: and Yushan will really dive in at the portfolio and

00:05:01 --> 00:05:04: project level. I'm also not a developer, but I work

00:05:04 --> 00:05:06: a lot with real estate.

00:05:06 --> 00:05:09: State and others who are involved in community design and

00:05:09 --> 00:05:12: and really bring a vantage point from work that city

00:05:12 --> 00:05:17: governments, civil society organizations are doing with respect to social

00:05:17 --> 00:05:21: infrastructure and community resilience and how to build that. As

00:05:21 --> 00:05:24: you heard from Allison, we certainly have had some devastating

00:05:25 --> 00:05:28: stresses and strains in the last couple of years, the

00:05:28 --> 00:05:31: pandemic being only one of those, and it's a really

00:05:31 --> 00:05:34: interesting time to have this conversation in 2022, in some

00:05:34 --> 00:05:36: ways even more distinct.

00:05:36 --> 00:05:39: From when we were starting to have these conversations

and

00:05:39 --> 00:05:43: and the last kind of couple of decades on Community
00:05:43 --> 00:05:47: resilience, certainly we have a greater literacy about what
affects
00:05:47 --> 00:05:51: communities. What helps to build resilient communities in
response to
00:05:51 --> 00:05:55: a range of disasters both shocks and stresses. And certainly
00:05:55 --> 00:05:57: as we have slow moving impacts and not so slow
00:05:57 --> 00:06:02: slow moving impacts of climate change, we're having new
conversations
00:06:02 --> 00:06:05: about how to build resilient communities and so you know
00:06:05 --> 00:06:06: a decade or so.
00:06:06 --> 00:06:09: Though we talked about how to integrate physical and social
00:06:09 --> 00:06:13: infrastructure, that it was important to connect those two. And
00:06:13 --> 00:06:18: more and more we're seeing developers, municipalities, civil
society organizations
00:06:18 --> 00:06:21: work to connect the dots. So it's a really timely
00:06:21 --> 00:06:24: point of conversation, but there are a couple of other
00:06:24 --> 00:06:28: features of the conversation that are worth considering today.
First
00:06:28 --> 00:06:31: is a conversation that has been ongoing in public policy,
00:06:31 --> 00:06:34: but certainly has had poignancy in the last few years,
00:06:34 --> 00:06:36: which is what does it mean to be.
00:06:36 --> 00:06:40: Equity centered not just in terms of how we designed
00:06:40 --> 00:06:44: policy programs, but how we design community spaces and
places.
00:06:44 --> 00:06:48: A second certainly is how we're thinking about civic
engagement
00:06:48 --> 00:06:52: just generally, particularly in the US What does it mean
00:06:52 --> 00:06:56: to create spaces and places that mix, populations that
connect
00:06:56 --> 00:07:00: across boundaries and groups that help to perhaps ease
tensions
00:07:00 --> 00:07:03: and foster a civic participation? So when we talk about
00:07:03 --> 00:07:07: social infrastructure, like in any infrastructure.
00:07:07 --> 00:07:10: Conversation. We're not just talking about the design of
parks
00:07:11 --> 00:07:14: and places and spaces, albeit important, but we're also
talking
00:07:14 --> 00:07:19: about the flows that come through those social infrastructure
elements.
00:07:19 --> 00:07:23: What are those social infrastructure services? How equity
centered are
00:07:23 --> 00:07:26: they, how accessible are they? What is the cross flow
00:07:26 --> 00:07:29: that they engender? What are the then the outcomes that

00:07:29 --> 00:07:32: are created? And so it's one thing to build the
00:07:32 --> 00:07:36: spaces and places and again another to think about
cultivating
00:07:36 --> 00:07:37: the assets and being agile.
00:07:37 --> 00:07:42: To shift the flow of infrastructure services to address shifting
00:07:42 --> 00:07:46: needs in a community. Shifting demographics in a
community, and
00:07:46 --> 00:07:50: shifting expectations that occur as communities grapple not
just with
00:07:50 --> 00:07:54: the big effects of disaster, but also the degrading effects
00:07:54 --> 00:07:58: of strains from climate change, from economic discontent,
from other
00:07:58 --> 00:08:02: kinds of conversations that are happening in community. And
so
00:08:02 --> 00:08:06: as designers and as people who think about the policy
00:08:06 --> 00:08:07: that supports design.
00:08:07 --> 00:08:11: Out to create that kind of agile infrastructure and agile
00:08:11 --> 00:08:14: social infrastructure services is a really key point.
00:08:15 --> 00:08:18: I thought I'd talk just a little bit about 3
00:08:18 --> 00:08:21: buckets that are coming up and some of the social
00:08:21 --> 00:08:25: infrastructure conversations that bear some underscoring,
and then I'm sure
00:08:25 --> 00:08:28: we'll talk about it in Q&A. So one of the
00:08:28 --> 00:08:31: things that's happening is just in the literal design. So
00:08:31 --> 00:08:34: this issue of kind of equity centeredness is not simply
00:08:35 --> 00:08:38: one of, you know, accessibility for broad populations, but the
00:08:38 --> 00:08:42: extent to which the design of the places honors history
00:08:42 --> 00:08:45: and legacy honors tradition and cultural diversity, the extent
to
00:08:45 --> 00:08:46: which.
00:08:46 --> 00:08:50: There is participation from groups in that social infrastructure.
All
00:08:50 --> 00:08:53: of that is part of the the kind of the
00:08:53 --> 00:08:56: notion of equity. So when we talk about equity, we're
00:08:57 --> 00:09:00: often talking about not just, you know, access to, we're
00:09:00 --> 00:09:04: talking about contextual equity that honors place and in place
00:09:04 --> 00:09:08: and the cultural conditions that have come before. And that
00:09:08 --> 00:09:12: requires a different kind of design thinking often than just
00:09:12 --> 00:09:16: how we have thought about design in the context of
00:09:16 --> 00:09:17: equity mindedness.
00:09:17 --> 00:09:20: And you really center, you're working at multiple levels of
00:09:20 --> 00:09:25: equity in the conversation. Another area that's really
interesting today
00:09:25 --> 00:09:27: in which we know in terms of our work in

00:09:27 --> 00:09:31: building community resilience is that it really matters how we're

00:09:31 --> 00:09:35: coordinating across groups. So we do work in disaster resilience

00:09:35 --> 00:09:38: for example, we talk about communities that are stronger in

00:09:39 --> 00:09:43: their response and recovery are those communities that connect government

00:09:43 --> 00:09:47: and non governmental organizations in ways that are seamless and

00:09:47 --> 00:09:47: effective.

00:09:48 --> 00:09:52: That are coordinated amongst non governmental organizations, civil society organizations,

00:09:52 --> 00:09:55: the private sector and the like and that for which

00:09:55 --> 00:09:58: people have at least connection to one or more organizations.

00:09:58 --> 00:10:01: And so when we talk about things like social isolation

00:10:01 --> 00:10:04: and connection, it's not simply at the individual and household

00:10:04 --> 00:10:08: level, it's how those organizational structures work in a community.

00:10:08 --> 00:10:10: So when you carry that forward in the context of

00:10:11 --> 00:10:14: social infrastructure, the question becomes in terms of the design

00:10:14 --> 00:10:17: of that infrastructure, the design of those places, you know,

00:10:17 --> 00:10:18: what's the governance?

00:10:19 --> 00:10:22: Of those places and spaces, how are people entering and

00:10:22 --> 00:10:26: exiting and engaging with those spaces? What's the coordination around

00:10:26 --> 00:10:29: organizations and groups that are connected to those spaces? It

00:10:29 --> 00:10:33: becomes a big question again of coordination and governance that

00:10:33 --> 00:10:37: we see in Community resilience work often are not necessarily

00:10:37 --> 00:10:40: thought through as well as they could in social infrastructure.

00:10:46 --> 00:10:46: Oops.

00:10:59 --> 00:11:02: Does it look like we've lost Anita for just a

00:11:02 --> 00:11:05: minute? Maybe she can join us back in, get it.

00:11:05 --> 00:11:09: I know she's on the road and it's really difficult

00:11:09 --> 00:11:12: sometimes to join in. Let's let's move on and we'll

00:11:12 --> 00:11:15: come back and let Anita give us the rest of

00:11:15 --> 00:11:19: her three buckets. Umm, I think. I think we've got

00:11:19 --> 00:11:22: some other great opportunities to engage with her.

00:11:24 --> 00:11:27: So Next up in our list of speakers is Gautami

00:11:27 --> 00:11:31: Polanki from the Howard Hughes Corporation and she's

going to

00:11:31 --> 00:11:35: talk a little bit about what social infrastructure means for

00:11:35 --> 00:11:38: that company and how they integrate it, how it drives

00:11:38 --> 00:11:41: value in their in their projects. Thank you.

00:11:43 --> 00:11:45: Apologies, a little bit of an Internet issue here. I

00:11:45 --> 00:11:47: know you're moving on. Thanks.

00:11:50 --> 00:11:53: Thanks Allison and Nice to have you back Anita and

00:11:53 --> 00:11:56: thank you for setting the stage with such a wonderful

00:11:56 --> 00:12:00: and optimistic note. I think really where we can we

00:12:00 --> 00:12:04: can take those ideas forward from from our perspective at

00:12:04 --> 00:12:07: the Howard used Corporation is to reflect back on our

00:12:07 --> 00:12:11: approaches in the past and look future look into the

00:12:11 --> 00:12:13: future of how we want to what we want to

00:12:13 --> 00:12:17: do going forward. And so just a little bit about

00:12:17 --> 00:12:18: the how to use corporation.

00:12:18 --> 00:12:23: There are developer of master planned communities. We

have 8

00:12:23 --> 00:12:27: communities across six States and that really brings about a

00:12:27 --> 00:12:32: significant diversity and of perspective, but also of climate

related

00:12:32 --> 00:12:36: impacts and resilience. So you might know us from the

00:12:36 --> 00:12:38: Seaport, New York, Columbia, MD.

00:12:39 --> 00:12:43: The The Woodlands in Texas, The Woodlands Hills and

Bridgeland

00:12:43 --> 00:12:47: also in Texas, which is the beautiful picture of Josie

00:12:47 --> 00:12:50: Lake you're seeing on your screen. In addition, we would

00:12:50 --> 00:12:54: you also know us from Summerlin, Nevada, the Ward Village

00:12:54 --> 00:12:58: in Hawaii and our latest acquisition is Terra Vales just

00:12:58 --> 00:12:59: outside Phoenix and Arizona.

00:13:01 --> 00:13:05: Irrespective of of where we are and what we're building,

00:13:05 --> 00:13:08: our guiding principle has been how you live is how

00:13:08 --> 00:13:12: we build and that drives the development of our award-

winning

00:13:12 --> 00:13:16: master plan communities across the nation. And I think some

00:13:16 --> 00:13:20: of the themes that Anita brought up really resonated with

00:13:20 --> 00:13:23: with what you might hear through the rest of the

00:13:23 --> 00:13:24: conversation.

00:13:26 --> 00:13:29: We've we've been at this for a couple of decades.

00:13:29 --> 00:13:33: For example, The Woodlands is now in its you know,

00:13:33 --> 00:13:37: soon we'll be celebrating its multi decade anniversary while

our

00:13:37 --> 00:13:41: master plan community in Arizona is a blank slate. And

00:13:41 --> 00:13:44: there at Terra Vallas we're looking to take all the

00:13:44 --> 00:13:50: lessons learned in environmental infrastructure, social infrastructure and of course

00:13:50 --> 00:13:55: the governance principles that Anita mentioned and bring to life

00:13:55 --> 00:13:55: a whole new.

00:13:55 --> 00:13:59: City of of Tomorrow. So as we think about this

00:13:59 --> 00:14:03: for as urban urban designers, urban planners, as we think

00:14:03 --> 00:14:07: about it from architects and engineers that build the spaces.

00:14:08 --> 00:14:12: As we think about landscape designers that develop the spaces

00:14:12 --> 00:14:16: between the buildings. And then of course as we think

00:14:16 --> 00:14:20: about residents and folks who want to, you know, build

00:14:20 --> 00:14:24: their life and their life memories in these master plan

00:14:24 --> 00:14:25: communities.

00:14:25 --> 00:14:30: There's different stages and different versions of how each of

00:14:30 --> 00:14:35: the community really brings together an authentic and organic version

00:14:35 --> 00:14:39: of itself. You if you've experienced any of these communities,

00:14:39 --> 00:14:42: you know they're not the same. So if I took

00:14:42 --> 00:14:45: a specific example just to set this, set the tone

00:14:45 --> 00:14:47: at a portfolio level.

00:14:48 --> 00:14:51: Let me focus on what we all know best as

00:14:51 --> 00:14:56: social infrastructure, which is green space. So whether you look

00:14:56 --> 00:15:00: at it from a amenity standpoint or a design standpoint,

00:15:00 --> 00:15:03: access to green space is the number one priority for

00:15:04 --> 00:15:07: any home buyer. And so no matter if you're looking

00:15:07 --> 00:15:10: to buy in in Texas and Maryland and Nevada and

00:15:10 --> 00:15:14: Hawaii, access to green space is really the number one

00:15:14 --> 00:15:18: priority and really when we think about green space there.

00:15:19 --> 00:15:23: For many, many versions of it. For example within our

00:15:23 --> 00:15:27: portfolio 20% of our of our development portfolio is dedicated

00:15:27 --> 00:15:31: green space and within that we have access to nature

00:15:32 --> 00:15:36: on different levels. We have you know your neighborhood parks

00:15:36 --> 00:15:40: which is you know within every half mile of a

00:15:40 --> 00:15:43: of a home you have access to a trails, biking

00:15:43 --> 00:15:48: paths which are short distance and long distance and then

00:15:48 --> 00:15:49: you have.

00:15:49 --> 00:15:53: Access to more preserved trails, for example, here in Bridgeland,

00:15:53 --> 00:15:56: Texas, which is the image you're seeing on our screen,

00:15:57 --> 00:16:00: we reserve we've reserved a stretch of land which is

00:16:00 --> 00:16:04: actually the migratory part of birds. And so you know,

00:16:04 --> 00:16:07: once a year there's this wonderful visual of of all
00:16:07 --> 00:16:11: these birds nesting just by the lake and then taking
00:16:11 --> 00:16:14: off onto their next next path. However, the rest of
00:16:14 --> 00:16:17: the year you can you can continue to use the
00:16:17 --> 00:16:19: lake whether you want to just.
00:16:19 --> 00:16:22: That said, bye and think of how your day went
00:16:22 --> 00:16:25: by. Or you might want to engage in a more
00:16:25 --> 00:16:28: active sport. Biking, walking, hiking, etcetera.
00:16:29 --> 00:16:33: So as we think about this multi generational approach and
00:16:33 --> 00:16:38: use of social infrastructure, what we when we think about
00:16:38 --> 00:16:41: it in terms of design, you know, we think about
00:16:41 --> 00:16:45: what might be the best amenity that would perhaps meet
00:16:45 --> 00:16:48: the need of need, meet the need of the hour,
00:16:48 --> 00:16:52: day season and of course going forward continue to provide
00:16:52 --> 00:16:56: the moment of solace or moment of activity to the
00:16:56 --> 00:16:57: resident.
00:16:58 --> 00:17:02: A couple of examples I can share from that perspective
00:17:02 --> 00:17:06: from the different regions is that for example in our
00:17:06 --> 00:17:10: in our Texas Master Plan communities, every house is within
00:17:10 --> 00:17:13: 1/4 mile of one of the communities over 200 parks
00:17:13 --> 00:17:17: and these and this is set in more than 14,000
00:17:17 --> 00:17:21: acres of protected green space which really lends itself to
00:17:21 --> 00:17:25: a run friendly, bike friendly, community friendly.
00:17:26 --> 00:17:31: Community friendly situation. It also lends itself to
programming. So
00:17:31 --> 00:17:35: for example we celebrate the natural National Trails Day, we
00:17:35 --> 00:17:38: have the great outdoor months and so really it's a
00:17:38 --> 00:17:42: moment for the community to come together. We track how
00:17:42 --> 00:17:45: many miles everyone ran, which was over 1800 miles of
00:17:45 --> 00:17:49: activity just last year. Shifting gears a little bit, another
00:17:49 --> 00:17:53: example would be in what village where we look back
00:17:53 --> 00:17:56: to the culture in reflective of that region and there
00:17:56 --> 00:17:57: we took from.
00:17:57 --> 00:18:02: Ohana planting which is multi which is a vernacular aspect
00:18:02 --> 00:18:04: of planting multi species.
00:18:06 --> 00:18:09: Within the tree planting system and and then to come
00:18:09 --> 00:18:13: down to a more civic engagement example at in Maryland
00:18:13 --> 00:18:16: we have committed to planting over 10,000 trees and we
00:18:16 --> 00:18:20: do that directly by ourselves but also engaging different
citizens
00:18:20 --> 00:18:24: to learn about native landscaping and then learning how to
00:18:24 --> 00:18:27: not just plant the tree but take care of it

00:18:27 --> 00:18:30: as well. So hopefully discuss a lot more than you
00:18:30 --> 00:18:33: you alive for taking the time to create a report
00:18:33 --> 00:18:36: on this social on this important topic and.
00:18:36 --> 00:18:39: Are really engaging everyone to have the conversation.
00:18:40 --> 00:18:44: Thank you. Gautami, just a question. I'm so interested to
00:18:44 --> 00:18:48: know that being adjacent to green space is the number
00:18:48 --> 00:18:51: one priority for so many of your residents. We've always
00:18:51 --> 00:18:55: heard that there's this kind of rule of thumb that
00:18:55 --> 00:18:58: it increases property values by about 15%. Is that
00:18:59 --> 00:19:02: a valid rule of thumb? Do you see that everywhere?
00:19:02 --> 00:19:05: I mean, maybe that's not a fair question.
00:19:06 --> 00:19:09: Give us designers something to go to our city councils
00:19:09 --> 00:19:10: with, please.
00:19:10 --> 00:19:16: Absolutely. I think there's there's different studies reflecting
different financial
00:19:17 --> 00:19:20: and economic impacts. I will say no matter what survey
00:19:21 --> 00:19:24: you look at, you know, a resident does does respond
00:19:24 --> 00:19:28: with the number one amenity being access to nature. And
00:19:28 --> 00:19:31: I will also say that if you look at land
00:19:31 --> 00:19:36: values over time, the ones that provide these amenities also
00:19:36 --> 00:19:37: increase in value.
00:19:37 --> 00:19:41: Overtime that information, that information for how it uses
public,
00:19:41 --> 00:19:43: so anyone is welcome to look at it.
00:19:44 --> 00:19:47: Great. Thank you so much. OK, Anita, let's go back
00:19:47 --> 00:19:50: to you. And I'm so sorry about your Internet issues.
00:19:50 --> 00:19:53: I know you wanted to finish up, you had a
00:19:53 --> 00:19:56: couple more minutes and please go ahead and and bring
00:19:56 --> 00:19:57: us back to that.
00:19:58 --> 00:20:02: Great. Thanks Alison. Uh, no worries. And thanks for being
00:20:02 --> 00:20:06: agile. I'm it's not allowing me to start my video
00:20:06 --> 00:20:09: but but I'm I'm here. The only other point I
00:20:09 --> 00:20:12: would just add is and something that often we we
00:20:12 --> 00:20:16: talk about in policy work and and connecting with real
00:20:16 --> 00:20:19: estate developers is that we don't have a lot of
00:20:19 --> 00:20:23: information. You just ask out to me about kind of
00:20:23 --> 00:20:26: access to green space and one of the things that
00:20:26 --> 00:20:28: people need in order to kind of.
00:20:28 --> 00:20:31: Do they, um, studies to really evaluate the impacts of
00:20:31 --> 00:20:35: social infrastructure is not simply obviously to look at property
00:20:35 --> 00:20:39: values increase part to gather the information about the
benefits
00:20:39 --> 00:20:42: conferred not just in the short term but the long

00:20:42 --> 00:20:44: term. And some of that data is sort of tied
00:20:44 --> 00:20:48: up in government resources and municipality. But the
opportunity with
00:20:48 --> 00:20:52: social infrastructure is actually to connect the dots with
private
00:20:52 --> 00:20:56: sector data and public sector information and not only will
00:20:56 --> 00:20:58: help us in terms of the future design and what
00:20:58 --> 00:20:59: is useful.
00:20:59 --> 00:21:02: And to help in the coordination that I was talking
00:21:02 --> 00:21:05: about, but actually would be kind of a valuable instrument
00:21:05 --> 00:21:08: of partnership. And a lot of times when we're talking
00:21:08 --> 00:21:13: about social infrastructure design projects, we're talking
about public private
00:21:13 --> 00:21:16: partnership. But we don't have a lot of information about
00:21:16 --> 00:21:19: what I call well-being amenities or we might call aspects
00:21:20 --> 00:21:23: of social infrastructure. So that was just another piece that
00:21:23 --> 00:21:26: people are talking a lot about, but we don't, we
00:21:26 --> 00:21:29: haven't yet connected the dots across sectors in order to
00:21:29 --> 00:21:30: say more.
00:21:30 --> 00:21:32: About the the benefits of social infrastructure.
00:21:34 --> 00:21:37: Thank you. So Anita, how do you engage a community
00:21:37 --> 00:21:41: before a project even starts? Where do where do you
00:21:41 --> 00:21:42: start with that?
00:21:42 --> 00:21:45: Yeah. So from our vantage point, we spent a lot
00:21:45 --> 00:21:49: of time working with community in whole to build resilience
00:21:49 --> 00:21:55: capabilities and capacities. And so we bring together
nongovernmental organizations,
00:21:55 --> 00:22:00: the private for profit sector and government organizations.
We actually
00:22:00 --> 00:22:04: have developed things like tabletop exercises and use of.
00:22:04 --> 00:22:07: Of games to get the community to think about areas
00:22:07 --> 00:22:11: of weakness or challenge in their resilience and in their
00:22:11 --> 00:22:16: well-being and in their orientation to equity. In those
conversations
00:22:16 --> 00:22:19: and in those kinds of exercises, actually end up lifting
00:22:19 --> 00:22:24: a lot of conversation about social infrastructure, where
communities should
00:22:24 --> 00:22:28: be connecting more, and how the design of communities can
00:22:28 --> 00:22:32: foster that, because the absence of that has real implications
00:22:32 --> 00:22:34: for long-term community resilience.
00:22:35 --> 00:22:40: And more immediately, implications for disaster response
and recovery. And
00:22:40 --> 00:22:43: so that's the way that we kind of get people

00:22:43 --> 00:22:46: to think about the community as a whole and the
00:22:46 --> 00:22:49: ecosystem and get the kind of input that is.
00:22:51 --> 00:22:52: Oops.
00:22:53 --> 00:22:55: Oh, Anita, I think we lost her again. OK, we're
00:22:55 --> 00:22:58: going to move on to you, Shang Lo, who works
00:22:58 --> 00:23:01: with James Lima planning and design, and I'm excited to
00:23:01 --> 00:23:04: hear what he has to say about the economic and
00:23:04 --> 00:23:05: business case.
00:23:06 --> 00:23:10: Thank you, Allison. Hi, everyone. Good morning, good
afternoon. My
00:23:10 --> 00:23:13: name is Ishan. I'm director at JLTV. We are a
00:23:13 --> 00:23:17: urban strategy consulting firm with the national portfolio from
coast
00:23:17 --> 00:23:22: to coast. We're working with developers, government
agencies, downtown associations
00:23:22 --> 00:23:23: and also foundations.
00:23:24 --> 00:23:28: We specialize in the economics of place, thinking about what
00:23:28 --> 00:23:31: type of space has more value, but also what kind
00:23:31 --> 00:23:34: of funding and policy can be used to build those
00:23:34 --> 00:23:38: two places. As for me personally, I'm interested in
institutional
00:23:38 --> 00:23:42: economics, which is the study of how people collaborate in
00:23:42 --> 00:23:46: economic transactions, including in real estate and other
planning projects.
00:23:47 --> 00:23:49: So it's quite exciting today to be part of this
00:23:50 --> 00:23:54: panel to talk about social infrastructure specifically. I hope to
00:23:54 --> 00:23:54: contribute.
00:23:54 --> 00:23:58: This panel by discussing how, in three different ways, social
00:23:58 --> 00:24:02: infrastructure is valuable to developers at the micro level of
00:24:02 --> 00:24:06: individual projects that many of us still wear some deal
00:24:06 --> 00:24:07: with every day.
00:24:09 --> 00:24:13: So the first aspect that developers should think about social
00:24:13 --> 00:24:17: infrastructure, it's about project finance for GOP clients.
Today we
00:24:17 --> 00:24:21: see a very different market landscape than just a few
00:24:21 --> 00:24:25: years ago. Now, when people have more choices to live
00:24:25 --> 00:24:28: and work anywhere, it is not just location or the
00:24:28 --> 00:24:32: centrality location that decides the fate of real estate. It
00:24:32 --> 00:24:36: is the experience of place that matters the most for
00:24:36 --> 00:24:39: both residential and commercial sectors.
00:24:39 --> 00:24:42: Have been places where people really want to come back
00:24:42 --> 00:24:45: and be with each other again. It's more important than
00:24:45 --> 00:24:48: ever, especially right now, when isolation and polarization are

the
00:24:48 --> 00:24:51: norm, as Allison mentioned earlier in her opening.
00:24:52 --> 00:24:56: So the power of social spaces attract people, translates to
00:24:56 --> 00:25:00: food, traffic and also higher rent that sometimes make or
00:25:00 --> 00:25:01: break a performance.
00:25:02 --> 00:25:05: In the advisory work that we did across the country,
00:25:05 --> 00:25:10: we quantify the economic benefits of park investment, for
example,
00:25:10 --> 00:25:14: for developers and also for government. As one example
related
00:25:14 --> 00:25:18: to what Gautami and also Allison will just mentioned earlier
00:25:18 --> 00:25:21: in the project that we did in North Carolina, we
00:25:22 --> 00:25:25: found that by a very conservative measure, a downtown park
00:25:26 --> 00:25:29: would increase the value of the park adjacent real estate
00:25:29 --> 00:25:32: by 10% and also not just that specific.
00:25:32 --> 00:25:36: Project the new park will significantly increase the interest of
00:25:37 --> 00:25:41: developers for nearby redevelopment in the larger district.
00:25:41 --> 00:25:45: So that is, at the most intuitive level, how social
00:25:45 --> 00:25:47: spaces help make money.
00:25:48 --> 00:25:52: Then the second aspect of how social infrastructure is useful
00:25:52 --> 00:25:56: for developers is regarding project planning and entitlement.
00:25:57 --> 00:26:00: We all know that real estate is a very expensive
00:26:00 --> 00:26:04: businesses, not just because of the hard cost of construction,
00:26:04 --> 00:26:08: but the transaction cost that you incurs because of multiple
00:26:08 --> 00:26:12: parties involved who often do not agree with each other.
00:26:12 --> 00:26:14: I think I think we can all relate to that
00:26:14 --> 00:26:19: and this particular heart in this particular transaction cost
plays
00:26:19 --> 00:26:23: out the most significantly during the entitlement process
when the
00:26:23 --> 00:26:27: developer, community and government all make their
differences.
00:26:27 --> 00:26:29: Very local and consequential.
00:26:30 --> 00:26:34: So in the jail kidney research and project, where we
00:26:34 --> 00:26:38: treat social spaces as a uniquely potent tool to align
00:26:38 --> 00:26:41: the interests and reduce the cost of entitlement.
00:26:42 --> 00:26:46: In the Florida city that we are working in, our
00:26:46 --> 00:26:50: client is organization that owns 50 acres of improved plan
00:26:50 --> 00:26:55: seeking redevelopment opportunities mostly residential. The
site area is very
00:26:55 --> 00:26:58: huge. On one side of the site you are very
00:26:58 --> 00:27:02: close to the wealthy historic district, but at the other
00:27:02 --> 00:27:04: end of the site you are in an area with

00:27:05 --> 00:27:09: which poverty. So the neighborhood and also the government follow

00:27:09 --> 00:27:12: this process very closely because the size.

00:27:12 --> 00:27:16: And impacts of development, half of the city is huge.

00:27:16 --> 00:27:19: In this case, JPD was helping the client to create

00:27:19 --> 00:27:24: a development framework that can seek to balance market opportunity

00:27:24 --> 00:27:28: with political viability. And one of the key strategies that

00:27:28 --> 00:27:32: we are creating is a town square organized around a

00:27:32 --> 00:27:36: neighborhood park, a community healthcare center and also a little

00:27:36 --> 00:27:38: bit of neighborhood retail.

00:27:39 --> 00:27:42: For the developer, the park is a convincing idea because

00:27:43 --> 00:27:46: it is strategically positioned in the location that is more

00:27:46 --> 00:27:49: remote within the 50 acres. Hence in driving up the

00:27:50 --> 00:27:53: market demand for a corner that is otherwise less desire

00:27:53 --> 00:27:57: for government and community. Putting the social infrastructure as a

00:27:57 --> 00:28:01: key component of the development vision shows a goodwill from

00:28:01 --> 00:28:04: the owner. So it mitigated a lot of anxiety in

00:28:04 --> 00:28:08: the community and actually the City Council was very supportive

00:28:08 --> 00:28:09: of the plan.

00:28:09 --> 00:28:12: That they even passed a resolution to contribute funding to

00:28:12 --> 00:28:14: building the park itself.

00:28:15 --> 00:28:17: So I think about this example a lot and I

00:28:17 --> 00:28:21: think that we can all relate in planning and entitlement.

00:28:21 --> 00:28:26: Sometimes government mandates certain community benefits to be proud of

00:28:26 --> 00:28:29: package like a park or a new school. But what

00:28:29 --> 00:28:32: we are seeing more and more often is that in

00:28:32 --> 00:28:36: situations where we have a lot of existing political anxiety

00:28:36 --> 00:28:40: and also uncertainty about entitlement, the developers proactive move to

00:28:41 --> 00:28:45: include social infrastructure can become a very smart business.

00:28:45 --> 00:28:46: Isn't strategy.

00:28:47 --> 00:28:50: The 3rd and the last point I'd like to bring

00:28:50 --> 00:28:54: up is about long term operations and stewardship and how

00:28:54 --> 00:28:58: they also rely on social infrastructure. So those in asset

00:28:58 --> 00:29:03: management understand that a project lifecycle does not end after

00:29:03 --> 00:29:07: construction completes. It has only begun. But operations

and management

00:29:08 --> 00:29:10: is not a one person job. It relies not just

00:29:10 --> 00:29:14: on the property managers, but also on the tenants, the

00:29:14 --> 00:29:17: business associations and the users themselves.

00:29:18 --> 00:29:21: This is where I think trust and also more broadly

00:29:21 --> 00:29:26: speaking, social cohesion really becomes instrumental success because if people

00:29:26 --> 00:29:29: don't know how to work with each other, then the

00:29:29 --> 00:29:32: new Ground Rule Plaza will be empty and also the

00:29:32 --> 00:29:34: shops will be very dirty. So agile PD, we work

00:29:34 --> 00:29:38: in many cities on this very issue of stewardship and

00:29:38 --> 00:29:41: governance in the city. In north, in South Carolina, we

00:29:41 --> 00:29:45: helped create the city's very first downtown management organization to

00:29:45 --> 00:29:48: work with property owners on open space.

00:29:48 --> 00:29:52: Management operation in a California city. We have also been

00:29:52 --> 00:29:55: working with the downtown developers to try to explore the

00:29:55 --> 00:29:59: mechanism for them to contribute to the management and funding

00:29:59 --> 00:30:01: of the largest park in downtown.

00:30:02 --> 00:30:06: So to close and summarize my section about social infrastructure

00:30:06 --> 00:30:09: and real estate, I'd like to emphasize the ability for

00:30:09 --> 00:30:13: social spaces to build and enhance trust among people in

00:30:13 --> 00:30:17: development. Trust is everything. You need trust to make entitlements

00:30:17 --> 00:30:20: less costly. You also need trust to ensure that the

00:30:20 --> 00:30:24: high quality long term management can become possible. So in

00:30:24 --> 00:30:27: our work at JPD, it is that kind of trust

00:30:27 --> 00:30:31: among different stakeholders that really make value creation the true

00:30:31 --> 00:30:32: possibility.

00:30:32 --> 00:30:34: And thank you very much. I'll close my second.

00:30:35 --> 00:30:38: Thank you so much. So a quick question for you.

00:30:38 --> 00:30:42: I had the great pleasure of working with James Lima

00:30:42 --> 00:30:45: during rebuild by design and he taught all of the

00:30:46 --> 00:30:50: design teams how to create a benefit cost analysis specifically

00:30:50 --> 00:30:54: for resilient. You know the kinds of resilient projects that

00:30:55 --> 00:30:59: we were promoting in New Jersey, New York and Connecticut.

00:30:59 --> 00:31:02: Is that sort of a tool that you use to

00:31:02 --> 00:31:05: help work with communities? Is that a way to show?
00:31:05 --> 00:31:09: Developers, what the benefit might be to their projects? Do
00:31:09 --> 00:31:11: you do a benefit? Cost analysis?
00:31:12 --> 00:31:16: Yes, that is the path analysis, economic impact analysis. And
00:31:16 --> 00:31:19: those are all pretty useful tools that we can use
00:31:19 --> 00:31:23: to bring people on the same page because again, like
00:31:23 --> 00:31:27: people have different opinions, they have different values.
Maybe the
00:31:27 --> 00:31:31: only currency that can connect everyone is about value and
00:31:31 --> 00:31:36: money. So in this case, thinking about the intangible benefits,
00:31:36 --> 00:31:40: the social aspects and how they actually have financial value,
00:31:40 --> 00:31:42: it's definitely something.
00:31:42 --> 00:31:45: That we are pretty good at and also utilized in
00:31:45 --> 00:31:49: multidisciplinary teams, but everyone can agree on the value
of
00:31:49 --> 00:31:53: social spaces and make investments in those endeavors.
00:31:54 --> 00:31:55: Great. Thank you.
00:31:56 --> 00:32:00: Well, Anita Gautami, let's let's have a little conversation. I
00:32:00 --> 00:32:04: think this is exciting. We've got a lot to talk
00:32:04 --> 00:32:07: about. I guess my questions I have so many which
00:32:07 --> 00:32:11: comes first, social spaces or social capital, which it's a
00:32:11 --> 00:32:15: chicken and egg, right? What, what? How do you develop
00:32:15 --> 00:32:15: it?
00:32:18 --> 00:32:19: Anybody can jump.
00:32:20 --> 00:32:23: I'm happy to jump in and and everybody should jump
00:32:23 --> 00:32:25: in. I mean I think it's the idea that you
00:32:26 --> 00:32:29: create social spaces but don't have some underpinnings and
a
00:32:29 --> 00:32:34: community that is strengthening that capital is challenging,
right. If
00:32:34 --> 00:32:38: you build it doesn't necessarily mean they'll they'll come. And
00:32:38 --> 00:32:41: so you know a lot of work building off of
00:32:41 --> 00:32:44: where social capital resides has to be connected as almost
00:32:44 --> 00:32:49: the first entrance into those social spaces, you know,
leveraging.
00:32:49 --> 00:32:53: Um, where on profit and grassroots organizations are
building that
00:32:53 --> 00:32:57: kind of social connection, how people wear and how people
00:32:57 --> 00:33:01: stay connected in general and marrying that to the design
00:33:01 --> 00:33:04: of social spaces can really then amplify how capital is
00:33:04 --> 00:33:08: strengthened and cultivated as opposed to trying to generate
it
00:33:08 --> 00:33:12: new. Now something certainly creates spaces for that capital
to

00:33:13 --> 00:33:16: build. That didn't happen before, but I'd be loath to
00:33:16 --> 00:33:19: sort of say you sort of create these social spaces.
00:33:19 --> 00:33:23: Uh-huh. The capital will come. There has to be some
00:33:23 --> 00:33:29: kind of almost indigenous leveraging that's critical in this
process
00:33:29 --> 00:33:29: as well.
00:33:30 --> 00:33:32: Right. And how do?
00:33:32 --> 00:33:32: You.
00:33:33 --> 00:33:33: Go ahead.
00:33:35 --> 00:33:38: That question, yes, it is a chicken egg question, right?
00:33:38 --> 00:33:41: And, and I feel like in my academic years I
00:33:41 --> 00:33:44: was a firm believer that you need social trust before
00:33:44 --> 00:33:49: you can build anything because again, building anything
needs investment
00:33:49 --> 00:33:53: in collaboration and those won't be possible without any kind
00:33:53 --> 00:33:56: of trust. I feel like through project work, I mean
00:33:56 --> 00:34:00: by working with developers and designers and including
Members, I
00:34:00 --> 00:34:03: also do now see the value of building something and
00:34:03 --> 00:34:05: then very intentionally.
00:34:05 --> 00:34:10: Adding programming and also good management practices
to ensure that
00:34:10 --> 00:34:14: the space that you are building can also induce collaboration,
00:34:14 --> 00:34:18: vibrancy and trust. So I guess in this case building
00:34:18 --> 00:34:22: spaces especially those that are small and those are
strategic.
00:34:22 --> 00:34:26: But really adding programming is a great way for developers
00:34:27 --> 00:34:31: and designers. Think about jump starting the first part of
00:34:31 --> 00:34:34: social trust when you are working with a very tough
00:34:34 --> 00:34:35: and Navarro.
00:34:36 --> 00:34:38: It got to me. You talked about that a little
00:34:38 --> 00:34:40: bit. You want to elaborate?
00:34:41 --> 00:34:44: Agree more I think the it's it sounds like the
00:34:44 --> 00:34:48: common theme between you know the different perspectives
we're hearing
00:34:48 --> 00:34:52: today. It really comes down to the environment the
experience
00:34:52 --> 00:34:55: and the economics. You know the experience is really what
00:34:56 --> 00:34:58: what will drive the trust for folks to come back
00:34:59 --> 00:35:01: for more folks to participate and for it to be
00:35:01 --> 00:35:06: really this memorable collaborative experience you know that
you want
00:35:06 --> 00:35:08: to relive again and again. And So what we what
00:35:08 --> 00:35:11: we continue to see is you know through our.

00:35:11 --> 00:35:15: Programming of activities year round. Sometimes the space is a

00:35:15 --> 00:35:19: green space where you can do yoga in the winter,

00:35:19 --> 00:35:22: it becomes an ice rink during elections. Maybe there there

00:35:23 --> 00:35:26: are activities and advocacy. So I think you know the

00:35:26 --> 00:35:30: the ability to change with the season, with the nature,

00:35:30 --> 00:35:34: with the demographic and really create this authentic experience is

00:35:34 --> 00:35:37: what brings the Community community together.

00:35:39 --> 00:35:42: And how do we begin to measure the progress on

00:35:42 --> 00:35:46: social infrastructure? This is something we've all kind of struggled

00:35:46 --> 00:35:48: with a little bit. How do how do we figure

00:35:48 --> 00:35:51: out what that means? When, when it works?

00:35:53 --> 00:35:55: Well, I I can, I'm happy to start. I mean

00:35:55 --> 00:35:57: one of the things that we have to think about

00:35:57 --> 00:36:00: is, you know, what do we expect that social infrastructure

00:36:00 --> 00:36:03: to confer. You know, it's one thing to capture kind

00:36:03 --> 00:36:06: of process metrics, how many people are using the green

00:36:06 --> 00:36:09: space, how many people are going to the park, etcetera.

00:36:09 --> 00:36:12: But really getting those feedback loops of how people are

00:36:12 --> 00:36:15: engaging with the spaces, what benefits they get in real

00:36:15 --> 00:36:17: time of use of the spaces and then how does

00:36:17 --> 00:36:20: that connect to other aspects of their life. And that's

00:36:20 --> 00:36:23: always a harder kind of measurement to try and.

00:36:23 --> 00:36:27: Figure out what contributes, what's attributable to the space against

00:36:27 --> 00:36:31: a whole bunch of variables. But this is where capturing

00:36:31 --> 00:36:34: some data, not just from what public sector sources can

00:36:35 --> 00:36:38: identify, but what can be identified by those who have

00:36:38 --> 00:36:42: designed the spaces. Perhaps in terms of whether there are

00:36:42 --> 00:36:47: feedback surveys and connections of information that way. Certainly we've

00:36:47 --> 00:36:50: done a lot of more real time tracking using platforms

00:36:50 --> 00:36:53: to capture people's kind of mobile.

00:36:53 --> 00:36:56: Experiences particularly in health and well-being, we need to be

00:36:56 --> 00:37:00: accessing those kinds of apps and platform features to capture

00:37:00 --> 00:37:03: how people are checking into spaces back in the day

00:37:03 --> 00:37:06: of you know Foursquare and and kind of we used

00:37:06 --> 00:37:08: to look at data like that and how were people

00:37:08 --> 00:37:12: accessing spaces and places. Now we have some, you

know,
00:37:12 --> 00:37:15: greater expansion of those platforms and we need to be
00:37:15 --> 00:37:18: much more agile with the data sources in order to
00:37:18 --> 00:37:18: capture.
00:37:18 --> 00:37:18: That.
00:37:20 --> 00:37:20: Right.
00:37:21 --> 00:37:23: Ushanka out to me. Do you want to add anything
00:37:24 --> 00:37:24: or is that?
00:37:25 --> 00:37:29: I agree. I mean, you know, there's data everywhere and
00:37:29 --> 00:37:32: there's all kinds of data. How we draw insights from
00:37:32 --> 00:37:35: it, how do we make it actionable and usable is
00:37:35 --> 00:37:38: is really the key to it. You know, you're going,
00:37:38 --> 00:37:41: the volume of data is only increasing. You have all
00:37:41 --> 00:37:45: kinds of information everywhere. And I think what we're
seeing
00:37:45 --> 00:37:48: is, you know, at at a portfolio level across every
00:37:48 --> 00:37:52: region, we can collect all this information and kind of
00:37:52 --> 00:37:55: help drive the brand. You know, what does it mean
00:37:55 --> 00:37:56: to have?
00:37:56 --> 00:37:59: The Howard Hughes event in a in a certain kind
00:37:59 --> 00:38:02: of space so that it it reflects our our company
00:38:02 --> 00:38:05: culture and what we want to deliver. However, the
authenticity
00:38:05 --> 00:38:08: of the experience is you know how it's lived in
00:38:08 --> 00:38:12: in a particular region by a by the particular audience
00:38:12 --> 00:38:15: that that is experiencing it. And that really comes back
00:38:15 --> 00:38:18: from the feedback loop that Anita was mentioning.
00:38:19 --> 00:38:22: I think, I think one measure of success is for
00:38:23 --> 00:38:26: example within our programming, we, we are in like the
00:38:26 --> 00:38:29: 15th year of our Arts Festival or the 12th year
00:38:29 --> 00:38:33: of our Artist in Residence program. And so you know,
00:38:33 --> 00:38:36: just given the the, the nature of or the cycle
00:38:36 --> 00:38:39: of these events, we're able to take the feedback loop
00:38:39 --> 00:38:43: and really deliver on a better experience the next year.
00:38:43 --> 00:38:46: And I think that goes back to the social trust
00:38:46 --> 00:38:50: that Ishan mentioned, you know, when you offer something.
00:38:50 --> 00:38:53: That's that's new but and but it's expected you know
00:38:53 --> 00:38:57: like as you make the community look forward to a
00:38:57 --> 00:39:01: particular event in the year they you know plan their
00:39:01 --> 00:39:04: holiday picture for that event. That's in my mind a
00:39:04 --> 00:39:06: success for that community.
00:39:08 --> 00:39:08: Right.
00:39:09 --> 00:39:12: Just want to add that yes, a big supporter for

00:39:12 --> 00:39:16: data and data-driven decision making, but also in this case
00:39:16 --> 00:39:19: I think qualitative data is very important too, like stories
00:39:19 --> 00:39:23: and narratives, like how we talk about social infrastructure in
00:39:23 --> 00:39:27: front of different audiences. Definitely is is also a signs
00:39:27 --> 00:39:30: and also art by itself. And so there's no one-size-fits-all
00:39:31 --> 00:39:35: approach. So every community has different background and
history and
00:39:35 --> 00:39:38: those aspirations and it is up to us to listen
00:39:38 --> 00:39:39: to them and also be able to.
00:39:39 --> 00:39:42: Communicate with them in stories that they understand.
00:39:43 --> 00:39:46: Great. Well, let's make the climate connection now. And and
00:39:47 --> 00:39:50: I want to ask you how you see social infrastructure
00:39:50 --> 00:39:54: supporting climate resilience, specifically, how is it helping
people in
00:39:54 --> 00:39:58: preparing for both shocks and stresses? How? I mean, do
00:39:58 --> 00:40:01: you have examples from your own portfolio that you could
00:40:01 --> 00:40:02: share with us?
00:40:05 --> 00:40:08: Sure, I can. I can get started. I think just
00:40:08 --> 00:40:12: given the different regions we're in, we you know we
00:40:12 --> 00:40:16: are exposed to different shocks and stresses. You know in
00:40:16 --> 00:40:20: some regions we're keeping the water out, in some regions
00:40:20 --> 00:40:24: we're keeping the water in. And so we're we're really
00:40:24 --> 00:40:29: navigating a different series of opportunities that come from
managing
00:40:29 --> 00:40:33: and mitigating environmental risks. And so the, I think you
00:40:33 --> 00:40:35: know one common collective story.
00:40:35 --> 00:40:40: Across the region is very simplistically native vegetation,
right. You
00:40:40 --> 00:40:44: know, planting the right, having access to the right
information,
00:40:44 --> 00:40:48: ensuring that it's deployed in the in the most sensitive
00:40:48 --> 00:40:52: and authentic manner. And then I think most importantly
sharing
00:40:52 --> 00:40:55: with the community why this is important and how they
00:40:55 --> 00:40:59: can participate in these efforts is is critical to the
00:40:59 --> 00:41:03: success of any climate responsive program. And so maybe
one
00:41:03 --> 00:41:04: example of that is.
00:41:05 --> 00:41:08: You know while we you know we develop our own
00:41:08 --> 00:41:11: assets we we manage them on our long term basis
00:41:11 --> 00:41:14: and then we engage with our tenants and residents in
00:41:14 --> 00:41:18: our environmental social governance goals. So we when we
talk
00:41:18 --> 00:41:21: about something as simple as native vegetation you know it's

00:41:21 --> 00:41:24: a it's a given in this community of folks who
00:41:24 --> 00:41:27: are listening into the webinar but that might be a
00:41:27 --> 00:41:30: bit too scientific for a resident. And So what we
00:41:30 --> 00:41:33: do is you know while while we have you know
00:41:33 --> 00:41:35: while when we design these parts and.
00:41:35 --> 00:41:39: Because of these spaces we have signage that indicates why
00:41:39 --> 00:41:42: what a certain tree is and you know how it's
00:41:42 --> 00:41:46: native and how it supports climate climate mitigation in that
00:41:46 --> 00:41:51: particular region. Next we also have tree giveaways, you
know,
00:41:51 --> 00:41:54: Arbor Day or day and otherwise, where we kind of
00:41:54 --> 00:41:58: educate the educate everyone on what a native tree is,
00:41:58 --> 00:42:02: which specific tree caters to what. Most recently we have
00:42:02 --> 00:42:05: a tree go away in Colombia where we talk about
00:42:05 --> 00:42:06: the energy saving.
00:42:06 --> 00:42:10: Potential when the tree is planted in the right spot
00:42:10 --> 00:42:13: and and you know just to round out that example,
00:42:13 --> 00:42:16: my favorite example is when we can teach the next
00:42:16 --> 00:42:20: generation. And so we've contributed to pollinator gardens
and pollinator
00:42:20 --> 00:42:24: garden education in in schools where students can really
take
00:42:24 --> 00:42:28: it on themselves to to plant, nurture and really watch
00:42:28 --> 00:42:29: it come to life.
00:42:29 --> 00:42:32: So you're bringing it to both heat. You might be
00:42:32 --> 00:42:37: talking about stormwater movement or conveyance or
transpiration. You might
00:42:37 --> 00:42:40: be talking about Fire Protection. I mean, native vegetation
kind
00:42:40 --> 00:42:43: of covers all of those climate risks, I suppose.
00:42:43 --> 00:42:47: Exactly. And you know I I particularly stayed away from
00:42:47 --> 00:42:51: from individual examples because you're actually right like
you know,
00:42:51 --> 00:42:55: you know nature based solutions are really offer a wide
00:42:55 --> 00:42:59: variety of of risk management and you know whether we're
00:42:59 --> 00:42:59: in Nevada.
00:42:59 --> 00:43:03: Or whether be in Hawaii, a different kind of vegetation
00:43:03 --> 00:43:06: really responds to the specific impact in that in that
00:43:06 --> 00:43:09: region. So yes, we're not only trying to do what
00:43:09 --> 00:43:12: we can as a developer, but we're also trying to
00:43:12 --> 00:43:14: engage our residents in understanding.
00:43:15 --> 00:43:17: Or what they can do and how they can learn
00:43:17 --> 00:43:18: about it.

00:43:18 --> 00:43:19: OK.

00:43:20 --> 00:43:23: You, Sean and Anita, do you want to add anything

00:43:23 --> 00:43:25: to that, the climate connection?

00:43:25 --> 00:43:28: Sure. Yeah. And I apologize, I it's odd that it

00:43:28 --> 00:43:30: keeps going in and out. I'm at a meeting of

00:43:30 --> 00:43:33: the National League of Cities and they should be working,

00:43:33 --> 00:43:36: but it's not. So I apologize for that. With the

00:43:36 --> 00:43:39: Internet in terms of kind of the the climate resilience

00:43:39 --> 00:43:42: pieces directly, I think you've already heard about the

00:43:42 --> 00:43:45: adaptation

00:43:42 --> 00:43:45: pieces. The other thing I would say is that and

00:43:45 --> 00:43:48: if it hasn't already been said, I apologize. It's also

00:43:48 --> 00:43:50: a space for learning and literacy fundamentally.

00:43:50 --> 00:43:54: I mean, groups convene and understand how to think about

00:43:54 --> 00:43:58: their communities in the context of climate response and

00:43:58 --> 00:44:01: action.

00:43:58 --> 00:44:01: And so that, you know, that earlier point that I

00:44:01 --> 00:44:05: made about the conversations about civic engagement today

00:44:01 --> 00:44:05: and the

00:44:05 --> 00:44:08: use of, of social infrastructure for that goes hand in

00:44:08 --> 00:44:12: glove directly in the climate conversation. So not just the,

00:44:12 --> 00:44:15: the sort of hard in green, green and Gray infrastructure

00:44:15 --> 00:44:18: conversation, but also what is that space confer so that

00:44:18 --> 00:44:21: groups can come together and really work.

00:44:21 --> 00:44:23: On Resilience action plans.

00:44:24 --> 00:44:25: Right.

00:44:27 --> 00:44:29: And I just want to throw in maybe a brain

00:44:29 --> 00:44:34: teaser about climate, social infrastructure and also real

00:44:29 --> 00:44:34: estate, which

00:44:34 --> 00:44:37: is that money I think is a very interesting topic

00:44:37 --> 00:44:39: in this, in this one, because we all know social

00:44:40 --> 00:44:44: infrastructure and also kind of resilience infrastructure cost

00:44:40 --> 00:44:44: money. But

00:44:44 --> 00:44:48: also as we discussed earlier, they also actually generate

00:44:44 --> 00:44:48: value

00:44:48 --> 00:44:52: for developers, especially on the climate side, better

00:44:48 --> 00:44:52: infrastructure on

00:44:52 --> 00:44:56: the climate resiliency space potentially reduced to insurance

00:44:52 --> 00:44:56: cost, so

00:44:56 --> 00:44:57: like.

00:44:57 --> 00:45:00: There's really a lot of angles. Think about how those

00:45:00 --> 00:45:04: contribute to the financial gains, the developers. So then the

00:45:04 --> 00:45:07: brain teaser becomes how can we think about mechanisms

00:45:04 --> 00:45:07: such

00:45:07 --> 00:45:10: as value capture or some kind of policy that allow
00:45:10 --> 00:45:14: those safe value to be captured and fund social
infrastructure.
00:45:14 --> 00:45:18: That's typically also part of the climate resiliency
infrastructure. So
00:45:18 --> 00:45:22: that's something that we are doing some in-house research
for
00:45:22 --> 00:45:25: and I invite everyone that's also interested in this topic
00:45:25 --> 00:45:27: to comment and discuss more.
00:45:27 --> 00:45:28: Right.
00:45:28 --> 00:45:31: Allison, if I could add an A perspective to that
00:45:31 --> 00:45:35: conversation, Ishan is right. I think from an economic growth
00:45:35 --> 00:45:40: perspective what we though when we think about
programming spaces,
00:45:40 --> 00:45:43: we are also thinking about you know the local community,
00:45:44 --> 00:45:47: what sort of local regional vendors can we bring to
00:45:47 --> 00:45:50: the table, what kind of diverse vendors can we bring
00:45:50 --> 00:45:54: to the table that may not have similar opportunities. And
00:45:54 --> 00:45:57: so you know when we think about programming it's.
00:45:58 --> 00:46:01: Of course, what kind of experience are we delivering, but
00:46:01 --> 00:46:03: also who are we bringing to the table?
00:46:04 --> 00:46:07: And you know how often can we do that more
00:46:07 --> 00:46:10: often does it offer a lens that is perhaps perhaps
00:46:10 --> 00:46:14: has not had the opportunity before prior to prior to
00:46:14 --> 00:46:17: this sort of programming. So you know as you Sean
00:46:17 --> 00:46:22: mentioned we when we talk about increased foot football,
increased
00:46:22 --> 00:46:27: audience, increase engagement, we're also thinking about
aspects such as
00:46:27 --> 00:46:31: fundraising. So when we when we think about programming
these
00:46:31 --> 00:46:34: spaces we can also contribute to a certain.
00:46:34 --> 00:46:38: Cause or the participants can contribute to a certain cause
00:46:38 --> 00:46:40: and there's a significant.
00:46:41 --> 00:46:45: Significant amount of collaboration that can come from these
efforts.
00:46:45 --> 00:46:48: I can give you a specific example. We have a
00:46:48 --> 00:46:51: concert venue called Pier 17 in this in the Seaport
00:46:51 --> 00:46:55: in Manhattan and during the pandemic there were no
concerts
00:46:55 --> 00:46:55: so.
00:46:56 --> 00:46:57: So.
00:46:57 --> 00:47:00: You know, we had this beautiful space. And So what
00:47:01 --> 00:47:04: we did was on the rooftop, we created what we

00:47:04 --> 00:47:08: call the Greens. These are individual parcels of green space
00:47:08 --> 00:47:11: for New Yorkers to, you know, to to be able
00:47:11 --> 00:47:11: to.
00:47:11 --> 00:47:14: Be safe and outside and, you know, really have a
00:47:14 --> 00:47:18: interaction which might not have been possible given the
density.
00:47:18 --> 00:47:21: And so, you know, these sort of, I think the
00:47:21 --> 00:47:25: pandemic also offer these sort of innovative ideas which
which
00:47:25 --> 00:47:29: perhaps could not have been explored in a different situation
00:47:29 --> 00:47:34: and lend itself to increase footfall, increased collaboration,
increased cohesion
00:47:34 --> 00:47:38: among people who may not have access to each other.
00:47:38 --> 00:47:41: So that's a great segue to one of the most
00:47:41 --> 00:47:45: voted questions from the audience today, which is who
manages
00:47:45 --> 00:47:50: this open space in throughout the operations and
management that
00:47:50 --> 00:47:54: you know this this operation and stewardship phase, who,
who,
00:47:54 --> 00:47:55: who takes care of it.
00:47:56 --> 00:47:57: Is it different?
00:47:58 --> 00:48:01: I'm afraid to give the dreaded answer. It varies, but.
00:48:04 --> 00:48:06: I can. I can speak to some of the examples
00:48:06 --> 00:48:07: we have.
00:48:09 --> 00:48:14: There there are certain aspects that the Howard Hughes
Corporation
00:48:14 --> 00:48:18: manages and maintains over a period of time. Also some
00:48:18 --> 00:48:22: certain aspects are managed by the homeowners association
depending on
00:48:22 --> 00:48:26: the jurisdiction. But you know, so I think at the
00:48:26 --> 00:48:29: end of the day it really depends on on the
00:48:29 --> 00:48:32: on this type of space, where it's located and who
00:48:32 --> 00:48:34: is ultimately responsible for it.
00:48:36 --> 00:48:39: I say in a lot of the the urban environment
00:48:39 --> 00:48:44: and that we work in downtown associations, business
improvement districts,
00:48:44 --> 00:48:48: property based Improvement District in California for
example. Those are
00:48:49 --> 00:48:53: great mechanisms that are legally allowed to say raise
revenue
00:48:53 --> 00:48:56: from property owners and use that money to also invest
00:48:56 --> 00:48:59: in open space and also use structures like board to
00:49:00 --> 00:49:04: represent those different sectors and understand the goal
and need.

00:49:04 --> 00:49:06: So that's definitely a very valuable.

00:49:06 --> 00:49:08: Matters that we think we can.

00:49:09 --> 00:49:12: That's the potential mechanism to really take care of our

00:49:12 --> 00:49:13: open spaces.

00:49:13 --> 00:49:15: The channeling the private.

00:49:16 --> 00:49:20: Money and also private goal into the public, well, pretty

00:49:20 --> 00:49:22: useful mechanism.

00:49:25 --> 00:49:29: Are there some other examples of social infrastructure you've

seen

00:49:29 --> 00:49:32: successfully implemented that are not parks or open spaces?

00:49:33 --> 00:49:37: Are there, I'd say actually, in addition to open spaces.

00:49:38 --> 00:49:42: Both spaces like retail, neighborhood centers are also very

important.

00:49:42 --> 00:49:45: And then I know like retail is very hard right

00:49:45 --> 00:49:48: now. So maybe so maybe that's why we need to

00:49:48 --> 00:49:52: think about, we need to broaden our understanding of retail

00:49:52 --> 00:49:55: so that it's not just traditional shop or restaurant is

00:49:55 --> 00:49:58: also place for you to hang out like the hybrid

00:49:58 --> 00:50:02: meeting space and also food halls and markets that different

00:50:02 --> 00:50:06: small businesses come by. So there are definitely evolving

typologies

00:50:07 --> 00:50:08: for retail incident.

00:50:08 --> 00:50:11: Average on. So that's also one of the maybe the

00:50:11 --> 00:50:14: next frontier to think about social spaces in the private

00:50:14 --> 00:50:18: room and also achieve the goal of community building.

00:50:18 --> 00:50:21: And does this also help with like the walkability of

00:50:21 --> 00:50:25: this space and and sort of transforming that social interaction

00:50:25 --> 00:50:28: from the car to the to the pedestrian level. I

00:50:28 --> 00:50:32: think that's really important component of of social

infrastructure.

00:50:32 --> 00:50:36: Yeah, definitely. Yes, we know like walkability is not only

00:50:36 --> 00:50:39: about the length of the block or like the the

00:50:39 --> 00:50:42: width of the street, it's also about what happens on

00:50:42 --> 00:50:45: the sides. So having interesting shops they can work by

00:50:45 --> 00:50:49: definitely feels much more engaging than working through a

black

00:50:49 --> 00:50:52: wall, which unfortunately we do see a lot in many

00:50:52 --> 00:50:54: cities across this country.

00:50:54 --> 00:50:58: And does it also help to integrate different populations like

00:50:58 --> 00:51:01: the youth, the elderly, people who who don't always have

00:51:02 --> 00:51:02: access to a car?

00:51:05 --> 00:51:09: Absolutely. I think a multi generational approach is is really

00:51:09 --> 00:51:12: key to the success you know in.

00:51:13 --> 00:51:17: And bringing making sure that you're, whether it's your programming

00:51:17 --> 00:51:20: or your accessibility, your is equitable to all.

00:51:22 --> 00:51:26: All generations and, you know, all kinds of audiences, including

00:51:26 --> 00:51:30: your programming. So you know, whether for example, whether we're

00:51:30 --> 00:51:34: whether we're celebrating a pride parade or we're celebrating a

00:51:34 --> 00:51:39: Halloween parade. I think ensuring that it's, you know, representative

00:51:39 --> 00:51:43: of the authenticity of of who's participating and who is

00:51:43 --> 00:51:47: observing is equally important. And I think going back to

00:51:47 --> 00:51:50: the idea about, you know, social interaction and perhaps.

00:51:52 --> 00:51:55: Space, so we didn't think of your one. Another example

00:51:55 --> 00:51:58: that comes to my mind is, you know, we had

00:51:58 --> 00:52:01: a few available retail spaces during the pandemic and those

00:52:01 --> 00:52:05: were converted into art galleries and they continue to be

00:52:05 --> 00:52:09: art galleries because they were so successful. Folks still come

00:52:09 --> 00:52:11: by and want to see, you know, what pop up

00:52:11 --> 00:52:16: galleries is open now. Similarly, we also had culinary experiences

00:52:16 --> 00:52:19: that were focused on, you know, maybe a chef's presentation

00:52:19 --> 00:52:21: or a cooking class or a or a wine.

00:52:22 --> 00:52:25: Stained glass. So these were all I think more experiential

00:52:25 --> 00:52:29: in nature, which I think more audiences are looking for

00:52:29 --> 00:52:32: to you know, there's there's a certain amount that wants

00:52:32 --> 00:52:35: to kind of create their own adventure and in some

00:52:35 --> 00:52:38: cases folks want to follow a path that's laid out.

00:52:39 --> 00:52:41: So we we need to make both available.

00:52:42 --> 00:52:43: Thanks.

00:52:44 --> 00:52:47: So what's the best place for real estate to start

00:52:47 --> 00:52:51: tackling social infrastructure? What are the highest value, the sort

00:52:51 --> 00:52:55: of least difficult actions that people can take, maybe even

00:52:55 --> 00:52:58: at a small scale, to just start and and give

00:52:58 --> 00:52:59: it a try?

00:52:59 --> 00:53:01: What would you recommend to people?

00:53:03 --> 00:53:06: I'd say a small open space like a park and

00:53:06 --> 00:53:09: there's a weed hell are very strategic. But as I

00:53:09 --> 00:53:14: mentioned earlier, programming like investment in programming of those spaces

00:53:14 --> 00:53:18: shouldn't be more because sometimes that make or break a

00:53:18 --> 00:53:20: successful gathering space.

00:53:20 --> 00:53:22: It's not a luxury, it's an essential.

00:53:23 --> 00:53:26: Yeah, I mean, have a good sense of the community

00:53:26 --> 00:53:30: or the neighborhood, right, because that will drive a lot

00:53:30 --> 00:53:34: of the the design choices and where you're likely to

00:53:34 --> 00:53:34: get.

00:53:34 --> 00:53:37: A, a success in terms of you know nothing worse

00:53:37 --> 00:53:41: than creating space that wouldn't be used or would would

00:53:42 --> 00:53:45: not sort of grow in interest and value over time.

00:53:45 --> 00:53:49: And so you know either something that kind of blends

00:53:49 --> 00:53:53: into the the aesthetic and the context of a community

00:53:53 --> 00:53:58: or something that is somewhat disruptive that actually

00:53:58 --> 00:54:02: actively collides

00:53:58 --> 00:54:02: groups and populations. So to the point of multi

00:54:02 --> 00:54:04: generationally

00:54:02 --> 00:54:04: as people talk about it.

00:54:04 --> 00:54:08: It's not just about creating space that everybody can have

00:54:08 --> 00:54:13: access to, but actually purposefully colliding social

00:54:13 --> 00:54:16: interaction. And so

00:54:13 --> 00:54:16: those would be the kinds of questions that I would

00:54:16 --> 00:54:20: say developers should should start asking and have some

00:54:20 --> 00:54:23: kind

00:54:20 --> 00:54:23: of brokers locally that can help with that that visioning

00:54:24 --> 00:54:26: and that design thinking early on.

00:54:27 --> 00:54:30: I agree with everything that's been said Allison. I, I,

00:54:31 --> 00:54:33: you know, I think you just need to take the

00:54:33 --> 00:54:37: first available empty space you see and you know bring

00:54:37 --> 00:54:41: have you know have an interesting activity there. So for

00:54:41 --> 00:54:44: example we have a program, you know, bikes for kids,

00:54:44 --> 00:54:48: which which is essentially you know, bikes are donated over

00:54:48 --> 00:54:51: a period over the year and there's no place to

00:54:51 --> 00:54:55: store those bikes. So we donated a space where these

00:54:55 --> 00:54:58: bikes could be stored and then twice a year.

00:54:58 --> 00:55:01: Volunteers come and fix the bikes and so you know

00:55:01 --> 00:55:04: there's you know everyone gets a T-shirt they get they

00:55:04 --> 00:55:07: hang out. You know folks who can't fix bikes are

00:55:07 --> 00:55:10: direct the people to the right spot. There's there's some

00:55:11 --> 00:55:13: food and music. I think it lends itself to a

00:55:13 --> 00:55:17: very positive environment. So you know I don't think, I

00:55:17 --> 00:55:20: think typically when we think about when we, you know

00:55:20 --> 00:55:23: in my mind when we think about hard words like

00:55:23 --> 00:55:26: infrastructure, it like you know it, it becomes this visual

00:55:26 --> 00:55:27: of like having this.

00:55:28 --> 00:55:32: Very organized space with the very specific program and you
00:55:32 --> 00:55:35: know you have to. It seems very hard and overwhelming
00:55:35 --> 00:55:37: but it it may not be, it could be any
00:55:37 --> 00:55:41: activity that brings a couple of people together. It just
00:55:41 --> 00:55:44: needs like you Sharon said and Anita alluded to thought
00:55:44 --> 00:55:46: before it's implemented.
00:55:48 --> 00:55:50: OK. I think we have time for one last question
00:55:50 --> 00:55:53: from the audience. I think this is a good one,
00:55:53 --> 00:55:53: so.
00:55:54 --> 00:55:58: If social infrastructure is built into the project and it
00:55:58 --> 00:56:02: increases property values in an area, how do we make
00:56:02 --> 00:56:06: sure that that doesn't push out the lower income families?
00:56:06 --> 00:56:10: Are there existing policies or other case studies that can
00:56:10 --> 00:56:13: help us, you know, make sure that we have these
00:56:14 --> 00:56:18: complete connected communities and we're not, you know,
failing to
00:56:18 --> 00:56:20: to maintain that equity?
00:56:22 --> 00:56:25: Definitely, yeah. This is such a great question of also
00:56:25 --> 00:56:28: very relevant topic as we do see what we call
00:56:28 --> 00:56:32: green gentrification happening all across the country like
when we
00:56:32 --> 00:56:36: have successful parks, real estate become much more
expensive. But
00:56:36 --> 00:56:39: I think there are many different angles to think about
00:56:39 --> 00:56:42: this from at least from our perspective. One is that
00:56:42 --> 00:56:46: the public sector really does have imperative to plan not
00:56:46 --> 00:56:49: just to say planning for the park itself, but also
00:56:49 --> 00:56:52: invest investments or planning for amenities like.
00:56:52 --> 00:56:55: Training Center for housing around the park so that we
00:56:55 --> 00:56:59: can think about how the park grow with the community,
00:56:59 --> 00:57:02: not just like to push them out, but then the
00:57:02 --> 00:57:06: second aspect about funding because all those preventative
or like
00:57:06 --> 00:57:11: like preemptive strategies to fight against justification needs
funding to
00:57:11 --> 00:57:15: be able to become implemented. This is where thinking about
00:57:15 --> 00:57:18: value capture, say if there can be a value capture
00:57:18 --> 00:57:22: district like a TIF district or any other districts around
00:57:22 --> 00:57:22: the large new.
00:57:23 --> 00:57:26: Green space, so that's the depreciation value, feed into
investment
00:57:26 --> 00:57:31: into the neighborhood amenities, affordable housing. That
should definitely also

00:57:31 --> 00:57:34: become one of the considerations that cities struggling with this

00:57:34 --> 00:57:37: for facing this problem should consider.

00:57:39 --> 00:57:39: Right.

00:57:40 --> 00:57:42: Other thoughts, Anita. God. Tommy.

00:57:44 --> 00:57:46: No, I, I I agree and I think this is

00:57:46 --> 00:57:49: where some of the public private partnerships both from a

00:57:49 --> 00:57:53: design feature but also a financing feature can kind of

00:57:53 --> 00:57:56: embed some of these elements such that there is not

00:57:56 --> 00:58:00: necessarily a carve out but some kind of consideration and

00:58:00 --> 00:58:03: how that space would be designed potentially as we think

00:58:03 --> 00:58:08: about business associations and neighborhood associations that can also crowd

00:58:08 --> 00:58:11: out low income families. So what kind of groups is

00:58:11 --> 00:58:14: also at the table that represents their.

00:58:14 --> 00:58:18: Interests and what kind of perhaps participation could be embedded

00:58:18 --> 00:58:20: in that so that they have a role both in

00:58:21 --> 00:58:24: the design and in the O&M phase that there's some

00:58:24 --> 00:58:28: continuity there, right. It's got to be fairly purposeful at

00:58:28 --> 00:58:31: every stage and but but but I think it's possible

00:58:31 --> 00:58:34: and that's kind of the the notion of putting that

00:58:34 --> 00:58:38: front and center and mixed-use and equity centeredness. There are

00:58:38 --> 00:58:40: some, there are some models there.

00:58:42 --> 00:58:42: Great.

00:58:44 --> 00:58:46: I mean I listen, I I couldn't say it better

00:58:46 --> 00:58:49: than the two wonderful speakers you've had we've had here.

00:58:49 --> 00:58:52: I think it really comes down to you know the

00:58:52 --> 00:58:55: environment, the economics, the equity and the experience. At the

00:58:55 --> 00:58:57: end of the day how you make someone feel is

00:58:58 --> 00:59:00: what will make them come back and you know, share,

00:59:00 --> 00:59:04: share that conversation with someone else and really increase the

00:59:04 --> 00:59:07: group that wants to participate. So that's what that's what

00:59:07 --> 00:59:09: we want to get to truly authentic experience.

00:59:11 --> 00:59:14: Well, thank you. This has been such a productive and

00:59:14 --> 00:59:19: rich discussion. I really appreciate all this expertise, all the

00:59:19 --> 00:59:23: projects you've brought to us, all the examples you've brought.

00:59:23 --> 00:59:26: Thanks to all of you for joining in. We really

00:59:26 --> 00:59:29: appreciate it. And Auggie has put a link to a

00:59:29 --> 00:59:32: survey at the in the chat for everyone, if you
00:59:32 --> 00:59:35: don't mind, if you would let us know if you
00:59:35 --> 00:59:38: enjoyed the webinar, if you'd like to see more in
00:59:38 --> 00:59:41: this area, we we'd love to know that. Thank you.
00:59:41 --> 00:59:44: Well, very much for for joining and we'll see you
00:59:44 --> 00:59:45: again soon.
00:59:46 --> 00:59:48: Thank you. Thank you. Bye. Take care.
00:59:48 --> 00:59:49: Bye.

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