



Webinar

Infrastructure Exchange: Nature in the City - How to Deliver One Environment Infrastructure Combining Public Space, Flood-proofing, and Utility Upgrades in One Project

Date: March 30, 2023

00:00:00 --> 00:00:04: Good morning, good evening and good afternoon, ULI. My name

00:00:04 --> 00:00:08: is Yvonne Young. I am the infrastructure fellow for Urban

00:00:08 --> 00:00:13: Land Institute, the world oldest and largest research organization serving

00:00:14 --> 00:00:19: 45,000 members worldwide. Our mission is promoting the responsible use

00:00:19 --> 00:00:24: of land with strategic priority on decarbonization, attainable housing and

00:00:24 --> 00:00:28: also advancing the next generation of diverse leaders.

00:00:29 --> 00:00:32: I'm also the CEO of SDG strategies consultancy based in

00:00:32 --> 00:00:37: Toronto, which stand for sustainable development goals. So we're gonna

00:00:37 --> 00:00:41: have some interesting conversation today and we encourage you to

00:00:41 --> 00:00:45: take it online on Twitter and Lincoln. If you are

00:00:45 --> 00:00:48: doing this, please add the hashtag where the future is

00:00:48 --> 00:00:51: built and auto Curtis infrastructure.

00:00:53 --> 00:00:57: Throughout the conversation, we also encourage you to submit your

00:00:57 --> 00:01:01: questions under the Q&A function and our team in here

00:01:01 --> 00:01:04: will be answering the question on the fly and some

00:01:04 --> 00:01:07: of the questions that you can also upvote and we'll

00:01:08 --> 00:01:11: bring it to the moderated session. So we have many

00:01:11 --> 00:01:14: professional join us today, which is really great.

00:01:15 --> 00:01:18: So this session is eligible for a IA and a

00:01:18 --> 00:01:23: ICP continuing education credits and you can also sell, submit

00:01:23 --> 00:01:27: to other professional organization as well. In order to get

00:01:27 --> 00:01:31: a credit, we ask that you do two things. First

00:01:31 --> 00:01:35: is to complete a survey and Rihanna, our colleague is

00:01:35 --> 00:01:38: going to put the link in the chat and if
00:01:38 --> 00:01:42: you can complete the survey at the end of the
00:01:42 --> 00:01:42: session.
00:01:43 --> 00:01:47: Secondly is also use your full name in zoom. So
00:01:47 --> 00:01:52: sometimes people have their screen name but for attendance
purposes
00:01:52 --> 00:01:56: we need your full professional name. So if you can
00:01:56 --> 00:02:00: mouse over the three dots on your name, make sure
00:02:00 --> 00:02:03: that you put your first name and last name and
00:02:04 --> 00:02:07: we can go from there. So now I'm going to
00:02:07 --> 00:02:09: turn the floor to Billy Grayson.
00:02:10 --> 00:02:14: The Executive vice president for Urban Land Institute
Centers and
00:02:14 --> 00:02:18: initiative to kick off the program. Over to you, Billy.
00:02:19 --> 00:02:23: Thank you, Yvonne, and welcome, everyone. So glad that
you
00:02:23 --> 00:02:27: can join us today for the kickoff of a infrastructure
00:02:27 --> 00:02:31: spring series with our first edition nature in the city.
00:02:33 --> 00:02:37: Very excited for the program today and I would encourage
00:02:37 --> 00:02:40: everybody to check out the ULI events page so you
00:02:40 --> 00:02:44: can see all of the programs in this upcoming series
00:02:44 --> 00:02:45: next slide.
00:02:47 --> 00:02:49: So This Is Us really excited to have a great
00:02:50 --> 00:02:53: group of panelists today. I'm joined by Craig Lewis, principal
00:02:53 --> 00:02:57: and global practice lead planning and landscape at Urban
Design
00:02:57 --> 00:03:01: from Calliston, RTKL and also the ULI Curtis Infrastructure
Initiatives
00:03:01 --> 00:03:04: Global Advisory Board chair. And very excited that Yvonne is
00:03:04 --> 00:03:07: helping us curate this series. She had a chance to
00:03:07 --> 00:03:10: introduce herself, but it's great to have her on board
00:03:10 --> 00:03:12: as our ULI Curtis Infrastructure Fellow.
00:03:16 --> 00:03:19: And next slide and this, this series and all the
00:03:19 --> 00:03:22: work that ULI is doing around the country wouldn't be
00:03:22 --> 00:03:26: possible without the generous request of Jim Curtis, ULI life
00:03:26 --> 00:03:30: trustee. Jim was a visionary real estate developer who
recognized
00:03:30 --> 00:03:35: that infrastructure will shape our cities for generations to
come.
00:03:35 --> 00:03:39: And so a effective partnership between real estate
infrastructure is
00:03:39 --> 00:03:41: critical to the success both.
00:03:42 --> 00:03:45: So we're we're very thankful for Jim's support of this
00:03:45 --> 00:03:49: initiative and being able to bring you this programming today.

00:03:50 --> 00:03:52: With that I would like to turn it back over
00:03:53 --> 00:03:55: to Ivan or am I turning it over?
00:03:55 --> 00:03:56: To correct.
00:03:56 --> 00:03:59: Yes. All right, Craig, I'd love to turn it over
00:03:59 --> 00:03:59: to you to.
00:04:00 --> 00:04:03: Thank you. It's my pleasure. And you know on behalf
00:04:03 --> 00:04:07: of the Curtis Infrastructure initiative, we're excited to have
00:04:07 --> 00:04:10: everyone
00:04:07 --> 00:04:10: participating in this. The infrastructure initiative is.
00:04:11 --> 00:04:16: Initiative of the Urban Land Institute that promotes
00:04:16 --> 00:04:20: forwardlooking infrastructure
00:04:16 --> 00:04:20: investments that are equitable and resilient and enhanced
00:04:20 --> 00:04:24: longterm community
00:04:20 --> 00:04:24: value. We know infrastructure, we we think infrastructure
00:04:24 --> 00:04:29: typically encompasses
00:04:24 --> 00:04:29: transportation, utilities and communication. But we recognize
00:04:29 --> 00:04:31: that the initiative
00:04:29 --> 00:04:31: that it's really so much more these days and it
00:04:31 --> 00:04:34: really is inclusive of key public spaces that build our
00:04:35 --> 00:04:39: community including anchor institutions, public spaces and
00:04:39 --> 00:04:39: parks and housing
00:04:39 --> 00:04:39: even.
00:04:40 --> 00:04:44: And infrastructure provides a means for connection, creative
00:04:44 --> 00:04:48: placemaking and
00:04:44 --> 00:04:48: opportunity. Smart infrastructure investment is an imperative
00:04:48 --> 00:04:51: for our cities
00:04:48 --> 00:04:51: now and in the future. And so we're excited about
00:04:51 --> 00:04:54: all the events and and programming and publications that are
00:04:54 --> 00:04:57: coming out as part of the infrastructure initiative. A couple
00:04:57 --> 00:05:00: of them you see on the screen. We are looking
00:05:00 --> 00:05:04: forward to forthcoming publication Building 15 Minute
00:05:04 --> 00:05:07: Communities Leadership Guide.
00:05:04 --> 00:05:07: We're excited that will be coming out here in the
00:05:07 --> 00:05:08: next couple of weeks.
00:05:09 --> 00:05:13: I hope if you are attending the ULI Spring Conference
00:05:13 --> 00:05:16: in Toronto, you might be able to join us at
00:05:16 --> 00:05:19: the Infrastructure Forum that will be on the Monday, I
00:05:19 --> 00:05:24: believe Monday, May 16th. In addition, the infrastructure
00:05:24 --> 00:05:29: initiative funds
00:05:24 --> 00:05:29: several technical assistance panels all throughout and we
00:05:29 --> 00:05:33: assist local
00:05:29 --> 00:05:33: coalitions and district councils with infrastructure initiative.
00:05:34 --> 00:05:38: And then of course, this infra exchange global spotlights that
00:05:38 --> 00:05:41: we're here today. So we're excited to have everyone join

00:05:41 --> 00:05:44: us and look forward to your active participation today as
00:05:44 --> 00:05:47: well as with future sessions. Thank you. Thank.
00:05:49 --> 00:05:50: You Craig?
00:05:52 --> 00:05:56: So today is the kickoff of the global infrastructure exchange.
00:05:56 --> 00:06:02: We intentionally designed the program to showcase leading
edge infrastructure
00:06:02 --> 00:06:06: solutions with a focus on how to create Co benefits
00:06:06 --> 00:06:09: at a community scale. So this theory is going to
00:06:09 --> 00:06:13: take place from March all the way to July 5
00:06:13 --> 00:06:14: different sessions.
00:06:15 --> 00:06:20: I'm looking at strategic way to group infrastructure covering
one
00:06:20 --> 00:06:25: environment, one community, one energy, 1 mobility and one
vision.
00:06:25 --> 00:06:29: And for one environment primarily what we want to look
00:06:29 --> 00:06:34: at is how do you combine parks, development, truck
protection
00:06:34 --> 00:06:37: and utilities in one deck in one project for one
00:06:37 --> 00:06:42: community infrastructure is that how can we bring all the?
00:06:42 --> 00:06:46: Different sets of human needs together under one roof. So
00:06:46 --> 00:06:50: imagine having a mixed-use school. But in addition, within
the
00:06:50 --> 00:06:54: same building you can also get access to recreation, social,
00:06:54 --> 00:06:58: health and other purposes as well. This is fundamentally very
00:06:58 --> 00:07:02: important, particularly if we want to shift to a walkable
00:07:02 --> 00:07:07: neighborhood model for one energy infrastructure. How can
we accelerate
00:07:07 --> 00:07:09: the transition to clean energy?
00:07:10 --> 00:07:14: So our strategic priority is decarbonization. So how can we
00:07:14 --> 00:07:18: deliver district energy and also thinking about using the same
00:07:18 --> 00:07:22: arrangement to put in automatic waste collection system, so
we
00:07:22 --> 00:07:26: can reduce ways and doing that within a same District
00:07:26 --> 00:07:30: 1 mobility, how we can deliver transit, micro mobility and
00:07:30 --> 00:07:34: smart city solution. There's a lot of data involved, but
00:07:34 --> 00:07:35: also how we can.
00:07:36 --> 00:07:41: Provide a seamless one trip experience, making that
predictable and
00:07:41 --> 00:07:44: easy to use. And lastly is 1 vision. So traditionally
00:07:44 --> 00:07:48: when we're doing high density development, we do it in
00:07:48 --> 00:07:52: infill. This is a breakthrough. So how can we create
00:07:52 --> 00:07:55: a digital community scale that is 3D and you can
00:07:55 --> 00:07:59: use it very quickly to collaborate with your colleague so
00:08:00 --> 00:08:03: everybody can see how they can combine site improvement.

00:08:04 --> 00:08:09: So that include combining resources for public resources and maybe

00:08:09 --> 00:08:12: also private sector resources, how you can use it to

00:08:12 --> 00:08:16: lead teams. So very quickly you can bring people at

00:08:16 --> 00:08:19: the table on the same page and also how you

00:08:19 --> 00:08:23: can use that to engage community as well. Because visual

00:08:23 --> 00:08:28: represents 70% of the communication and it's a very effective

00:08:28 --> 00:08:31: tool if you have the right visual in place.

00:08:32 --> 00:08:36: We also want to share with you some of the

00:08:36 --> 00:08:39: updated policy. So these are very new from 2022 to

00:08:39 --> 00:08:44: 2023 and it's really representing today's challenge, which is how

00:08:44 --> 00:08:48: can you recreate nature in the city. So some of

00:08:48 --> 00:08:53: the updated policy including justice 40 is about reducing pollution,

00:08:53 --> 00:08:58: particularly in disadvantaged communities. It also include how do you

00:08:58 --> 00:09:00: mediate urban heats.

00:09:00 --> 00:09:04: Which is centralized on the public health informations and now

00:09:04 --> 00:09:08: there's a national platform and you can follow the link

00:09:08 --> 00:09:11: in here. Go to heat.gov, it will give you the

00:09:11 --> 00:09:14: national data, what is happening and also some of the

00:09:14 --> 00:09:18: strategic way through your project. You can reduce urban heat

00:09:18 --> 00:09:23: as well. There's also equivalent information for the Canadian side,

00:09:23 --> 00:09:26: public health. So now we have clear measurement.

00:09:26 --> 00:09:32: Particularly focusing on built environment and it's combining the decision

00:09:32 --> 00:09:37: making between transportation, land use and environmental design. And then

00:09:37 --> 00:09:41: lastly is this is a very exciting is a global

00:09:41 --> 00:09:44: agreement also has adopted by US and Canada is a

00:09:44 --> 00:09:48: commitment of a 3030 meaning to increase 30% of the

00:09:48 --> 00:09:52: blue and green infrastructure by year 2030.

00:09:53 --> 00:09:56: And with that, we also want to share with you

00:09:56 --> 00:10:00: some very time bound and current funding opportunities in millions

00:10:00 --> 00:10:04: and also billions of federal grants coming from US and

00:10:04 --> 00:10:07: Canada. So in the chat you're going to see the

00:10:07 --> 00:10:10: link to these grants and some of those are pretty

00:10:10 --> 00:10:14: current with the deadline coming up in April and some

00:10:14 --> 00:10:17: of those extending in June or ongoing. And we really

00:10:17 --> 00:10:21: encourage you to take advantage of these funding opportunities to

00:10:22 --> 00:10:22: form teams.

00:10:23 --> 00:10:26: So these funding is not just available for public sector

00:10:26 --> 00:10:30: but it's also available for nonprofit and private sector as

00:10:30 --> 00:10:34: well. On the Canadian side, we have two mainstream of

00:10:34 --> 00:10:38: funding, one is from Infrastructure Canada, another one is from

00:10:38 --> 00:10:43: Canada Infrastructure Bank. So Canadian has also take an innovative

00:10:43 --> 00:10:47: model particularly have funding focusing on acceleration.

00:10:47 --> 00:10:51: So today's session, the two designers is going to go

00:10:51 --> 00:10:55: through their project, talk about some strategic sequencing, how you

00:10:55 --> 00:10:59: can get to the yes, get to the construction quicker

00:10:59 --> 00:11:03: and you can accelerate the early works of planning. Now

00:11:03 --> 00:11:06: I'm going to turn the floor to Matthew Quinnenix, the

00:11:06 --> 00:11:10: director of Urban Lab from New York University. He's also

00:11:10 --> 00:11:15: part of our Infrastructure Forum leadership. So in the background

00:11:15 --> 00:11:17: here is the urban footprint.

00:11:17 --> 00:11:22: So you're going to see across the ocean within Singapore

00:11:22 --> 00:11:26: and taxes the color is pretty bright and shiny. So

00:11:26 --> 00:11:31: is it represents there is pretty high urban footprint. So

00:11:31 --> 00:11:35: how can we bring nature back in the city now

00:11:35 --> 00:11:38: turn the over floor to you and Matthew.

00:11:39 --> 00:11:39: Thanks, Ivan.

00:11:40 --> 00:11:45: Good morning, good afternoon, good evening, everybody. We're so excited

00:11:45 --> 00:11:48: to kick off this spring global impra exchange from the

00:11:48 --> 00:11:52: Urban Land Institute. Thank you to Billy and to Craig

00:11:52 --> 00:11:55: and to Yvonne for kicking us off here. And also

00:11:55 --> 00:11:58: thanks to Jim Curtis who funded all of this. We're

00:11:58 --> 00:12:02: really appreciative of that. We have a very exciting panel

00:12:02 --> 00:12:02: today.

00:12:03 --> 00:12:06: I'm pleased to be moderating. As Yvonne said, I'm the

00:12:06 --> 00:12:09: director of the urban Lab at New York University, which

00:12:09 --> 00:12:12: is in Shaq's Institute of Real Estate. We focus on

00:12:12 --> 00:12:18: regenerative infrastructure, inclusive growth, affordability and impact development. So this

00:12:18 --> 00:12:21: is the really a great panel to be a part

00:12:21 --> 00:12:25: of. I'm joined by two extremely talented and experienced panelists

00:12:25 --> 00:12:25: here.

00:12:26 --> 00:12:29: We have Gulliver Shepherd, who's a partner from Michael Van

00:12:29 --> 00:12:33: Falkenburg Associates, and we'll be talking about a project in

00:12:33 --> 00:12:36: the city of Austin and then by Yella Terry, who's

00:12:36 --> 00:12:40: the design director for Henning Larson. And we'll be talking

00:12:40 --> 00:12:43: about a project in Singapore. So the way we're going

00:12:43 --> 00:12:46: to post this particular panel is I'm going to 1st

00:12:46 --> 00:12:49: turn it over to Gulliver, who will spend about 15

00:12:49 --> 00:12:53: minutes talking about the Waterloo Greenway in the city of

00:12:53 --> 00:12:53: Austin.

00:12:54 --> 00:12:57: And then we'll turn right to Yella, who will talk

00:12:57 --> 00:13:01: about the Singapore project during that time. If you have

00:13:01 --> 00:13:04: questions throughout, you can click on the Q&A button on

00:13:04 --> 00:13:08: the bottom of your zoom controls there. Some of those

00:13:08 --> 00:13:11: questions will will answer in the chat as we go

00:13:11 --> 00:13:14: and some of them will save for the end. After

00:13:14 --> 00:13:17: Yella speaks, we'll have about 1520 minutes.

00:13:17 --> 00:13:20: To pick some of the questions that you put there,

00:13:20 --> 00:13:23: if you're not very vocal, we have a bunch of

00:13:23 --> 00:13:27: prepared questions. We've had some great sessions leading

00:13:27 --> 00:13:30: up to this talking about some of the key elements. After that,

00:13:30 --> 00:13:33: I'll wrap it up with some key takeaways for everyone.

00:13:33 --> 00:13:36: We also will publish those later on as a part

00:13:36 --> 00:13:39: of UL I's publications and then we're going to turn

00:13:39 --> 00:13:42: it over to Kevin from ULI Philadelphia. So it's an

00:13:42 --> 00:13:45: action-packed agenda here. I want to make sure to keep

00:13:45 --> 00:13:46: us on time.

00:13:46 --> 00:13:49: So with that, I would love to turn it over

00:13:49 --> 00:13:52: to Gulliver and you could note his bio is in

00:13:52 --> 00:13:55: the chat here as well. Gulliver, up to you.

00:13:56 --> 00:14:00: Great. Thank you, Matthew. Super excited to do this. My

00:14:00 --> 00:14:04: name is Gulliver Shepherd. I'm a partner in Michael Van

00:14:04 --> 00:14:09: Valkenburg Associates in Brooklyn, NY and we're landscape

00:14:09 --> 00:14:09: architects, Ren

00:14:09 --> 00:14:09: Ziners.

00:14:10 --> 00:14:14: And increasingly landscape is becoming involved in this

00:14:15 --> 00:14:19: conversation about infrastructure city building and public space politics. And I

00:14:19 --> 00:14:22: think the story of Waterloo Greenway is kind of a great

00:14:22 --> 00:14:25: narrative to watch and and and study for this how

00:14:25 --> 00:14:28: that's happening increasingly in cities. If you go to the
00:14:28 --> 00:14:32: next slide I want to provide start providing a piece
00:14:32 --> 00:14:35: a few pieces of context about the project the 1st
00:14:35 --> 00:14:35: is.
00:14:36 --> 00:14:39: It's by name part of an alliance of infrastructure reuse
00:14:39 --> 00:14:43: and development, the whole collection of projects, famously
the highline,
00:14:43 --> 00:14:47: but many, many other products that are highly visible that
00:14:47 --> 00:14:51: are taking blighted infrastructure and leveraging just the
space and
00:14:51 --> 00:14:55: the uniqueness of the kind of conditions that people look
00:14:55 --> 00:14:58: are looking at in a very negative way and flipping
00:14:58 --> 00:15:01: that and turning that into a real opportunity for the
00:15:01 --> 00:15:03: Jason real estate for the public space.
00:15:04 --> 00:15:08: And many, many other issues that thread through cities
especially
00:15:08 --> 00:15:12: with such high densities as the ones we're looking at.
00:15:12 --> 00:15:16: They are all Conservancy led and all have public private
00:15:16 --> 00:15:20: partnerships, the municipalities that they live in. So the next
00:15:20 --> 00:15:24: slide, Pete, please would talk about another important piece
of
00:15:24 --> 00:15:27: context for this product which is Texas. It is its
00:15:28 --> 00:15:31: own kind of reputation of course in the in the
00:15:31 --> 00:15:32: United States.
00:15:32 --> 00:15:36: Politically and kind of an amazing landscape, but it is
00:15:36 --> 00:15:39: when you look at it, the base region is a
00:15:40 --> 00:15:43: semi arid and arid landscape. Yet today eight of the
00:15:44 --> 00:15:47: 15 fastest growing cities in the US are in Texas.
00:15:47 --> 00:15:52: And it's it's kind of important to understand that this
00:15:52 --> 00:15:56: landscape had no natural lakes that instead the dozen or
00:15:56 --> 00:15:57: so rivers that.
00:15:58 --> 00:16:02: Convey any sort of wet weather water from the center
00:16:02 --> 00:16:06: of this very large state, bigger than California, flushes
through
00:16:07 --> 00:16:10: all the way to the Gulf. And that the impounding
00:16:10 --> 00:16:14: of that water holding it in place is actually the
00:16:14 --> 00:16:17: root of a lot of the kind of success of
00:16:17 --> 00:16:21: these cities. There are over 200 manmade lakes, so when
00:16:21 --> 00:16:24: you go to the next slide, you can understand that
00:16:24 --> 00:16:27: label. It says Lady Bird Lake, which is.
00:16:28 --> 00:16:32: Incredibly important to the identity of Austin created between
these
00:16:32 --> 00:16:35: two dams and pounding that water and creating this kind

00:16:35 --> 00:16:39: of recreational fantasy over that references kind of the Texas,
00:16:39 --> 00:16:43: the beauty of the Texas landscape. And that is really
00:16:43 --> 00:16:46: a huge part of Austin's green identity. The project we're
00:16:46 --> 00:16:50: talking about today directly taps into that, but instead it's
00:16:50 --> 00:16:54: called the Waterloo Greenway and you can see that at
00:16:54 --> 00:16:57: the edge of downtown and it's kind of at this.
00:16:57 --> 00:17:01: A zone between downtown and E Austin and what is
00:17:01 --> 00:17:05: at its core is a very impacted blighted Urban Creek
00:17:05 --> 00:17:10: called Waller Creek. And so this is almost invisible in
00:17:10 --> 00:17:14: the city today. But it is transforming to becomes a
00:17:14 --> 00:17:18: big solution to how to grow downtown and E Austin
00:17:18 --> 00:17:22: together and make a really important studies of changes to
00:17:22 --> 00:17:25: the real estate of downtown.
00:17:25 --> 00:17:28: And kind of a lot of the social issues that
00:17:28 --> 00:17:31: along this corridor, you can also see that that kind
00:17:31 --> 00:17:35: of blighted condition was also convenient for adding in a
00:17:35 --> 00:17:39: highway right next to it. That's often where highways end
00:17:39 --> 00:17:42: up. And so that has augmented this barrier between
00:17:42 --> 00:17:46: downtown
00:17:46 --> 00:17:49: E Austin, all of that's kind of being addressed with
00:17:49 --> 00:17:53: this project. So the next slide, so starting with Waller
00:17:53 --> 00:17:54: Creek, of course it's what's interesting is this is not
00:17:54 --> 00:17:58: a bridge or a.
00:17:58 --> 00:18:03: A rail track. It was a landscape and a Creek
00:18:03 --> 00:18:09: emerges, of course, from nature, but it is the story
00:18:09 --> 00:18:13: of something becoming increasingly infrastructural. You can
00:18:13 --> 00:18:17: see the first
00:18:17 --> 00:18:22: grid laid out was basically set centered on 2 creeks
00:18:22 --> 00:18:22: on either side, and Waller Creek is the one we're
00:18:22 --> 00:18:28: speaking to on the right now. Very buried in urbanism
00:18:28 --> 00:18:33: next.
00:18:33 --> 00:18:36: And as of now, a piece of infrastructure as the
00:18:36 --> 00:18:40: city has grown has become increasingly overburdened by its
00:18:40 --> 00:18:43: infrastructural
00:18:43 --> 00:18:46: role and and that has resulted in a great deal
00:18:46 --> 00:18:50: of loss to what was a functioning landscape as you
00:18:50 --> 00:18:52: can see. So now there's a lot of maintenance and
00:18:52 --> 00:18:55: work that has to be done to kind of stabilize
00:18:55 --> 00:18:59: the situation and a lot of flooding. Next slide, please.
00:18:59 --> 00:19:04: So the flooding got to so, so bad with, you
00:19:04 --> 00:19:08: know, all the impervious service of a growing city and
all the direct inputs of piped infrastructure into this Creek
that there's sort of this arms race that's being solved

00:19:08 --> 00:19:12: here by building a new pipe. The A very the
00:19:12 --> 00:19:16: city of Austin built this kind of extreme solution to
00:19:16 --> 00:19:19: remove 28 acres of floodplain out of downtown.
00:19:21 --> 00:19:24: And it passes a mile and a half under this
00:19:24 --> 00:19:27: very dense piece of the city, and it's kind of
00:19:27 --> 00:19:31: like a concrete catcher's Mitt for floods. And it drops
00:19:31 --> 00:19:34: it down below the surface and it welds back up
00:19:34 --> 00:19:36: into the lake next, so.
00:19:37 --> 00:19:42: The funding for this was for this tunnel was established
00:19:42 --> 00:19:46: with a A A tax increment refinancing zone noted here
00:19:46 --> 00:19:49: in the plan. And the idea of that is that
00:19:49 --> 00:19:53: in the in the zone you capture the tax increment
00:19:53 --> 00:19:57: from Travis County taxes 50% and 100% of the city
00:19:57 --> 00:19:58: of Austin Taxes.
00:19:59 --> 00:20:02: To help pay off the debt incurred by the tunnel,
00:20:02 --> 00:20:05: this mechanism is in place and I'll talk more about
00:20:06 --> 00:20:08: it in a bit. But I just want to note
00:20:08 --> 00:20:11: that the success of Austin is is suggesting that the
00:20:11 --> 00:20:14: projections that this debt will be paid off faster. And
00:20:15 --> 00:20:17: you can see in that image in the upper right,
00:20:17 --> 00:20:21: there's big development that's right at the mouth of the
00:20:21 --> 00:20:24: Creek and that's not the biggest one behind that building
00:20:24 --> 00:20:26: will be the tallest.
00:20:27 --> 00:20:32: Tower in Texas being built associated with this district next.
00:20:32 --> 00:20:37: So the Conservancy our our first client if you will,
00:20:37 --> 00:20:42: but with a joint development agreement with the City of
00:20:42 --> 00:20:47: Austin saw the opportunity early on with this project to
00:20:47 --> 00:20:52: tap into kind of a real important sensitive thing within
00:20:53 --> 00:20:55: the Community which was.
00:20:55 --> 00:20:58: This space needs to be public that there was a
00:20:58 --> 00:21:02: worry that when you remove all that floodplains in what
00:21:02 --> 00:21:06: some might consider an under regulated space in Texas that
00:21:06 --> 00:21:09: development would sweep in and take over. And so the
00:21:09 --> 00:21:14: the Conservancy tapped into this narrative about ensuring
00:21:14 --> 00:21:18: that it's
00:21:18 --> 00:21:21: publicly accessible. The other thing they ran the competition,
00:21:21 --> 00:21:21: we
00:21:21 --> 00:21:21: won that competition and a big central idea of that
00:21:22 --> 00:21:25: was.
00:21:25 --> 00:21:30: Also, not to treat it as infrastructure in the way
00:21:30 --> 00:21:33: that people think of infrastructure is homogeneous and an
00:21:30 --> 00:21:33: extrusion
00:21:30 --> 00:21:33: like a pipe, but rather to look at the incredible

00:21:33 --> 00:21:37: finesses and complexity of something like a Creek, but also
00:21:37 --> 00:21:42: the urban circumstances around it and create subdistricts
that create
00:21:42 --> 00:21:45: a stronger sense of place and draw people in next.
00:21:47 --> 00:21:50: So the first Phase I want to show is is
00:21:50 --> 00:21:55: built realized in 2021, building through the through COVID.
This
00:21:55 --> 00:22:01: was of course, built atop the Watershed Protection
Department's major
00:22:01 --> 00:22:05: project for this tunnel and that inlet facility. And then
00:22:06 --> 00:22:10: there were city funds, but then about 50% was donor
00:22:10 --> 00:22:14: participation and it's also going to be the showcase of
00:22:14 --> 00:22:15: modeling.
00:22:15 --> 00:22:21: The whole new maintenance and operations protocol shared
between watershed,
00:22:21 --> 00:22:25: the Parks Department and the Conservancy. Next so phrase
one
00:22:25 --> 00:22:28: sort of had a phase zero. We decided in the
00:22:29 --> 00:22:33: competition we would not take a timid relationship to the
00:22:33 --> 00:22:37: tunnel infrastructure, which you can see on the left that
00:22:37 --> 00:22:41: was already being built when we entered the scene. And
00:22:41 --> 00:22:44: we found a way to create this kind of.
00:22:45 --> 00:22:49: To solve a problem which was that this infrastructure took
00:22:49 --> 00:22:52: away a lot of the area of the park that
00:22:52 --> 00:22:56: was used for music festivals and and and informal cultural
00:22:56 --> 00:23:00: festivals. And so we had this kind of outrageous idea
00:23:00 --> 00:23:04: to use that what's called a flood vein that directs
00:23:04 --> 00:23:07: the water down into the drop of of the to
00:23:07 --> 00:23:08: the tunnel.
00:23:09 --> 00:23:12: To use that as an Outrigger and buy back more
00:23:12 --> 00:23:16: space. So strangely this began with a very intimate
relationship
00:23:16 --> 00:23:19: of the infrastructure and building a 400 foot beam that
00:23:20 --> 00:23:22: would span over a portion of the pond. Next it
00:23:22 --> 00:23:26: was called our infrastructure by the way, because it was
00:23:26 --> 00:23:29: neither part of the park nor part of the stormwater
00:23:29 --> 00:23:33: infrastructure. So from a permitting perspective, we had to
invent
00:23:33 --> 00:23:35: a new infrastructure.
00:23:36 --> 00:23:40: But the idea of this this kind of hyperbolic move
00:23:40 --> 00:23:44: was really to create new relationships to the Creek. As
00:23:44 --> 00:23:48: I said, the Creek was kind of invisible in the
00:23:48 --> 00:23:52: city. Using these kind of unconventional structures and the sort

00:23:52 --> 00:23:56: of grasping onto the quirks that are all around this
00:23:56 --> 00:24:00: Creek to leverage a new experience is what it's all
00:24:00 --> 00:24:03: about. So this park also has A5 house and person
00:24:04 --> 00:24:05: capacity amphitheater.
00:24:06 --> 00:24:08: And it uses the Creek as kind of a a
00:24:08 --> 00:24:12: Moat for crossing. And there'll be a future Promenade noted
00:24:12 --> 00:24:14: in Orange where a lot of the food trucks and
00:24:15 --> 00:24:18: it's kind of the buzz before coming into event and
00:24:18 --> 00:24:22: you'll cross through the gates on that old municipal bridge.
00:24:22 --> 00:24:25: There's also entry points for the trail system that will
00:24:25 --> 00:24:28: take you to the lake and then of course that
00:24:28 --> 00:24:32: overlook that from that beam I just mentioned, has you
00:24:32 --> 00:24:35: put someone to look at the infrastructure, not hide it?
00:24:35 --> 00:24:39: But actually have views up and down the Creek and
00:24:39 --> 00:24:43: understand what's going on next. So this park floats over
00:24:43 --> 00:24:46: the Creek and you can kind of invite people to
00:24:46 --> 00:24:50: casually occupy the space that is both park and both
00:24:50 --> 00:24:54: and infrastructure next. But we also wanted to, and this
00:24:54 --> 00:24:58: is an important concept throughout the product, create a high
00:24:58 --> 00:25:02: reader that announces this, this new kind of park, new
00:25:02 --> 00:25:04: kind of infrastructure.
00:25:04 --> 00:25:07: And and so this is at the street, a new
00:25:07 --> 00:25:11: gateway into the park system. And it's interesting to note
00:25:11 --> 00:25:14: that this will be where a light rail, one of
00:25:14 --> 00:25:17: the important new right light rail lines will be passing
00:25:17 --> 00:25:22: for Austin connecting downtown. Next, this trellis that's over
00:25:22 --> 00:25:25: an
00:25:25 --> 00:25:28: acre in size is not just a shade provision, but
00:25:28 --> 00:25:32: then when you enter the park, the ground drops and
00:25:32 --> 00:25:37: you realize you're on top of a building that supports.
00:25:37 --> 00:25:41: The amphitheater performances and it is creates both a
00:25:41 --> 00:25:44: revenue
00:25:44 --> 00:25:48: stream for the Conservancy. It creates a but it also
00:25:48 --> 00:25:52: about 50% of the time but it also hosts a
00:25:52 --> 00:25:56: whole number of community events that are had no space.
00:25:56 --> 00:25:59: So we this has been a really interesting way and
00:25:59 --> 00:26:03: a platform for the Conservancy to run programming out of
00:26:03 --> 00:26:08: this next so throughout the park.
00:26:08 --> 00:26:12: There are live oaks that were at the edges, not
00:26:12 --> 00:26:15: impacted by the construction of the rich, the stormwater
infrastructure
which we absolutely fought to preserve. But we also brought
in transplanted 8 very large Live Oak trees which have

00:26:16 --> 00:26:20: a unusual ability to survive transplants late in age, including
00:26:20 --> 00:26:23: one that was ??330,000 and starts to. We use this
00:26:23 --> 00:26:27: as kind of leveraging the importance of these heritage trees.
00:26:28 --> 00:26:32: In in the culture of the city, because you do
00:26:32 --> 00:26:36: get with such rapid Urban Development, the loss of tree
00:26:36 --> 00:26:41: canopy. And so there's been a whole leveraging of that
00:26:41 --> 00:26:46: from the idea of education and nature stewardship. Next.
Also,
00:26:46 --> 00:26:50: Austin, as many know, is a hipster town. For a
00:26:50 --> 00:26:53: couple decades, it's been increasingly cooler.
00:26:54 --> 00:26:59: But what has the consequence of that is there's been
00:26:59 --> 00:27:03: a kind of an erosion of space for families. So
00:27:03 --> 00:27:08: it's an explicit program of this park Greenway system to
00:27:08 --> 00:27:13: start to engage and implement more space for families next.
00:27:13 --> 00:27:16: And then there's a whole idea of of not just
00:27:17 --> 00:27:20: having amenities, amenitized parks.
00:27:20 --> 00:27:23: But having something where you can kind of lose yourself,
00:27:24 --> 00:27:27: it's one of the great powers of landscape and parks
00:27:27 --> 00:27:29: is to kind of get lost. And if you go
00:27:29 --> 00:27:32: to the next slide, it's also in this case, in
00:27:32 --> 00:27:35: the context of many parks in Austin being more like
00:27:35 --> 00:27:38: what you imagined urban parks to be, lawns and specimen
00:27:38 --> 00:27:41: trees and some amenities we bring in a landscape that
00:27:41 --> 00:27:44: you would have to travel hours outside of the city.
00:27:45 --> 00:27:47: So we kind of think of this as the in
00:27:47 --> 00:27:51: town vacation that allows people that may not have the
00:27:51 --> 00:27:54: means to always go out and see these things and
00:27:54 --> 00:27:57: bring it to them next. So that's phase one on
00:27:57 --> 00:28:00: the right. Phase two, this is sort of a dumbbell
00:28:01 --> 00:28:04: strategy. Now engage Lady Bird Lake with the kind of
00:28:04 --> 00:28:07: prize of Austin and it is a moment on the
00:28:07 --> 00:28:10: Creek which it's most in size but also most protected
00:28:10 --> 00:28:11: from.
00:28:11 --> 00:28:16: Kind of people's interference a little bit. So it's already
00:28:16 --> 00:28:20: very ecologically rich. There's a lot of work to do
00:28:20 --> 00:28:23: to kind of amplify that. But the idea is to
00:28:23 --> 00:28:26: build one of the most robust rich pieces of like
00:28:26 --> 00:28:31: verdant nature with animals and which are already there, lots
00:28:31 --> 00:28:35: of fish and birding, sorry, fishing birds to augment that
00:28:35 --> 00:28:40: substantially in the context of about 12 million square feet
00:28:40 --> 00:28:40: of.
00:28:41 --> 00:28:45: Development unit at its edges next. So this experience of

00:28:45 --> 00:28:49: move going from your apartment to the light rail, going
00:28:49 --> 00:28:52: to go for a jog, passing through a space that
00:28:52 --> 00:28:56: is just incredibly robust with nature on the way and
00:28:56 --> 00:28:59: having that part of your daily routine with a series
00:28:59 --> 00:29:03: of bridges that cross over this space and allow the
00:29:03 --> 00:29:06: nature to be kind of showcased as a kind of
00:29:06 --> 00:29:09: large scale terrain if you will next.
00:29:11 --> 00:29:14: So we worked very hard to try to find opportunities
00:29:14 --> 00:29:17: to lay back these kind of urban walls that have
00:29:17 --> 00:29:21: formed around this Creek. But when we can't, we didn't
00:29:21 --> 00:29:24: want to just rebuild urban walls, we wanted to find
00:29:24 --> 00:29:28: an idea to construct geology. The creeks, when we looked
00:29:28 --> 00:29:31: them, looked at them regionally, were quite exciting, how the
00:29:32 --> 00:29:35: water through time cut through layers of limestone.
00:29:36 --> 00:29:41: And we found this incredible opportunity of exploring the
quarries
00:29:41 --> 00:29:44: for an opportunity to build walls in a way that
00:29:44 --> 00:29:49: actually can start rebuilding a natural process of growth and
00:29:49 --> 00:29:54: renaturalization. So the next slide you see, we're exploring a
00:29:54 --> 00:29:58: waste product found in the quarries called Kliche. Basically
it's
00:29:59 --> 00:30:02: weak limestone that interface with the soil.
00:30:02 --> 00:30:06: This is not valuable for the limestone industry. So they
00:30:06 --> 00:30:09: cut it in as large a blocks possible and toss
00:30:09 --> 00:30:11: it into the field. We're buying that up and using
00:30:12 --> 00:30:14: it to create these gravity walls where we need to
00:30:14 --> 00:30:17: and start to inventing this idea of, well, if this
00:30:18 --> 00:30:21: was once engaged in the soil and things were growing
00:30:21 --> 00:30:24: out of it, it's very friable, very flaky. There's an
00:30:24 --> 00:30:27: opportunity. So as you can see in the middle photo,
00:30:27 --> 00:30:28: we've kicked them back.
00:30:29 --> 00:30:33: Into the slope, but also slope them relative to the
00:30:33 --> 00:30:36: flow. And on the image on the right, one season
00:30:36 --> 00:30:40: in as you get floodwaters starting to course over that,
00:30:40 --> 00:30:44: it deposits sediment on the seams and we kickstart the
00:30:44 --> 00:30:49: process of renaturalizing the stone. Next slide. So phase
three
00:30:49 --> 00:30:53: starting this year, oh, I should have mentioned the last
00:30:53 --> 00:30:56: phase is also just starting construction.
00:30:56 --> 00:31:00: This is all simultaneously we're moving to the next phase
00:31:00 --> 00:31:03: which is really interesting. It's filling in from that dumbbell
00:31:03 --> 00:31:07: strategy doing the middle. But at this time it also
00:31:07 --> 00:31:11: engages in all these other infrastructure products that are

nascently

00:31:11 --> 00:31:14: and and and being developed in in this context and

00:31:14 --> 00:31:17: these is where the connection to East Austin will really

00:31:17 --> 00:31:20: pay off and it's really where the Creek and what

00:31:20 --> 00:31:24: we're doing becomes an armature for these other infrastructures. Next

00:31:24 --> 00:31:25: slide please.

00:31:27 --> 00:31:30: So this idea whether I would like to say was

00:31:30 --> 00:31:34: like this was the plan, but all of these infrastructures

00:31:34 --> 00:31:37: kind of for in process in play, but in in

00:31:37 --> 00:31:41: concept we we accelerated with this product and we're leading

00:31:41 --> 00:31:45: with landscape and I think what's that does it, it

00:31:45 --> 00:31:47: kind of helps build confidence because.

00:31:48 --> 00:31:52: Not everyone gets super excited about a Convention Center expansion,

00:31:52 --> 00:31:55: right? Or some people may not even be very excited

00:31:55 --> 00:31:58: by something like a new light rail, but having an

00:31:58 --> 00:32:02: immediate thing that creates delight and pleasure for people as

00:32:02 --> 00:32:05: kind of given agency. And now we're at the middle

00:32:05 --> 00:32:08: of all these other projects and and were sewn into

00:32:08 --> 00:32:12: the narrative about how these get developed. So the next

00:32:12 --> 00:32:12: slide.

00:32:15 --> 00:32:18: It's kind of also this idea of building confidence in

00:32:18 --> 00:32:22: green infrastructure. This is kind of like those old postcards

00:32:23 --> 00:32:26: of the metropolis with trains passing through the top of

00:32:26 --> 00:32:30: towers and stuff and biplanes you have these moments with

00:32:30 --> 00:32:34: that are both hyper urban and hyper natural. And that's

00:32:34 --> 00:32:37: starting to happen with phase two getting \$12 million of

00:32:38 --> 00:32:40: funding from the United States Army Corps.

00:32:41 --> 00:32:44: And they intend to continue their relationship with this project

00:32:44 --> 00:32:47: and it's it, it's quite distinct because this is the

00:32:48 --> 00:32:52: first environmental infrastructure project in the state of Texas being

00:32:52 --> 00:32:55: supported. I mean it's kind of shocking to believe, but

00:32:55 --> 00:32:58: there's a whole story behind the word environmental in Texas.

00:32:59 --> 00:33:01: So we can't touch that yet. But then this is

00:33:01 --> 00:33:04: also gotten attention of the urban Forest Tree Fund which

00:33:05 --> 00:33:08: is funded over \$5 million for the project because it

00:33:08 --> 00:33:09: doesn't normally.

00:33:09 --> 00:33:13: Provide funding for parks because it has such a high

00:33:13 --> 00:33:18: bar for environmental design standards. Next. So the project that

00:33:18 --> 00:33:21: started as a pipe, a big pipe for diverting flood

00:33:21 --> 00:33:25: is starting to increasingly grow to a chain of parks,

00:33:25 --> 00:33:28: a revitalized P thread of nature in the middle of

00:33:29 --> 00:33:32: a high density city. And then it's going further. This

00:33:32 --> 00:33:36: is the real opportunity of where we're starting to really

00:33:36 --> 00:33:38: talk about how to.

00:33:38 --> 00:33:44: Have a one environment, infrastructure, something that has agency in

00:33:44 --> 00:33:50: all of these new initiatives and culturally sensitive socioeconomic divisions

00:33:50 --> 00:33:55: and starting the give agency to these conversations along these

00:33:55 --> 00:34:00: corridors as you see an idea of finally threading E

00:34:00 --> 00:34:05: Austin together with downtown Austin and and it's overcoming major

00:34:05 --> 00:34:07: barriers such as the highway.

00:34:08 --> 00:34:12: Next, very quickly, this is the kind of model diagrammatic

00:34:13 --> 00:34:17: model of the TIF funding. The project has been assessed

00:34:17 --> 00:34:20: as being able to catalyze over \$2 billion in real

00:34:20 --> 00:34:24: estate value over 20 years, 500 from just enhancing the

00:34:24 --> 00:34:28: value of nearby real estate assets and then at 1.5

00:34:28 --> 00:34:32: of incremental real estate and that bears out about 400

00:34:32 --> 00:34:34: million. Next slide please.

00:34:35 --> 00:34:39: Of just new tax revenues for the city and this

00:34:39 --> 00:34:43: mechanism is now being of the of the TIF funding

00:34:43 --> 00:34:47: started for the tunnel is now being amended to help

00:34:47 --> 00:34:52: support this one environment infrastructure next slide. So I know

00:34:52 --> 00:34:56: this is a lot. I look forward to talking about

00:34:56 --> 00:34:59: it further and at this point I guess I'll hand

00:35:00 --> 00:35:02: it over to you to Yellen.

00:35:06 --> 00:35:10: Good afternoon, good morning and good evening. My name is

00:35:10 --> 00:35:15: Yella. I'm design director at Henning Larson Singapore. As part

00:35:15 --> 00:35:19: of the presentation that I'll be giving, if everything goes

00:35:19 --> 00:35:22: well, I need to do this again. Sorry. See.

00:35:23 --> 00:35:24: How it sounds.

00:35:27 --> 00:35:29: It all goes well, you see my screen.

00:35:32 --> 00:35:36: And and the difficulty of this conversation that we're having

00:35:36 --> 00:35:39: for me is that I somehow need to transport you

00:35:39 --> 00:35:43: or teleport you to Singapore. So the first thing that

00:35:43 --> 00:35:46: I would like to do as part of the conversation
00:35:46 --> 00:35:50: of my presentation actually is to actually give you an
00:35:50 --> 00:35:53: idea of what Singapore is about, what kind of context
00:35:53 --> 00:35:57: we're designing in and what kind of results that may
00:35:57 --> 00:36:00: have. So I'll be running a short movie first.
00:36:01 --> 00:36:04: In a way, I'm taking you from wherever you are
00:36:04 --> 00:36:05: in the Americas to Singapore.
00:36:29 --> 00:36:30: You may.
00:36:30 --> 00:36:33: Have the searching Thor with ya. Do you need power
00:36:33 --> 00:36:35: by just shit Thor's way?
00:36:35 --> 00:36:40: Down, yeah.
00:36:51 --> 00:36:56: Yeah, just watch ya need a iron WAP I's.
00:36:58 --> 00:37:00: What time was yeah, just was young now.
00:37:01 --> 00:37:01: Just was.
00:37:02 --> 00:37:02: Young just was young.
00:40:15 --> 00:40:18: In the meantime, you've also seen in the last few
00:40:18 --> 00:40:20: minutes of the of the of the movie, the project
00:40:20 --> 00:40:23: that we're talking about today, which is Jerome Lakeside
Garden.
00:40:24 --> 00:40:27: Jerome Lakeside Garden lays in the West part of the
00:40:27 --> 00:40:30: city and is the Third National Park for Singapore, next
00:40:30 --> 00:40:33: to the Botanical Garden which is a historical garden. The
00:40:33 --> 00:40:36: gardens by the Bay which many of you may know
00:40:36 --> 00:40:39: as the tourist destination with super trees and the domes
00:40:39 --> 00:40:42: and the festivities that take place on it, and Jerome
00:40:42 --> 00:40:45: Lake Garden as a people's garden in the heartland of
00:40:45 --> 00:40:47: Singapore in the West whereby.
00:40:48 --> 00:40:50: That isn't to be honest. The West is a bit
00:40:50 --> 00:40:53: of a different area than if if you've been visiting
00:40:53 --> 00:40:56: Singapore in the past or you've been there. You always
00:40:56 --> 00:40:59: go to the CBD, the heart of the development of
00:40:59 --> 00:41:02: of of the city. The West is a completely different
00:41:02 --> 00:41:06: environment, yet there's a lot of development happening
within that
00:41:06 --> 00:41:09: environment. Drone Lake District is now on the map as
00:41:09 --> 00:41:12: one of the investment locations within the city.
00:41:12 --> 00:41:16: Up to a point that developers saw free land and
00:41:16 --> 00:41:20: really thought about how they could dream about creating
new
00:41:20 --> 00:41:25: spaces for housing estates, for condominium developments
and Parkland was
00:41:25 --> 00:41:28: given away in a way almost to to this private
00:41:28 --> 00:41:31: development along the edge of a water of a of

00:41:31 --> 00:41:32: a lake.

00:41:32 --> 00:41:36: This is where the authority of Singapore stepped in and

00:41:36 --> 00:41:39: said no hold on. We can use this available land

00:41:39 --> 00:41:42: to make a park space which is dedicated to the

00:41:42 --> 00:41:45: to the community and to the people and use that

00:41:45 --> 00:41:48: as a leverage, as a means and methods to transform

00:41:48 --> 00:41:52: the whole neighborhood, basically green using to develop and transform

00:41:53 --> 00:41:56: what we could call rats. And what they've done is

00:41:56 --> 00:41:58: they redeveloped a master plan.

00:41:59 --> 00:42:02: Created an urban master plan in which the heart of

00:42:02 --> 00:42:06: the park or the heart of this development actually is

00:42:06 --> 00:42:09: a is a landscape and we were successfully in bidding

00:42:09 --> 00:42:13: for this project which was a transformation of a old

00:42:13 --> 00:42:18: historical swamp plant, mangrove freshwater swamp. Eventually that has transformed

00:42:18 --> 00:42:22: himself into more of an industrial estate and now is

00:42:22 --> 00:42:25: given back to the community as part of this park

00:42:25 --> 00:42:26: development again.

00:42:27 --> 00:42:31: The reiteration that this park development is a transformation of

00:42:31 --> 00:42:34: an empty plot of lands which would normally begin given

00:42:34 --> 00:42:37: away to Urban Development, but now given a way to

00:42:37 --> 00:42:42: landscape landscape as the engine of transforming and transforming places.

00:42:42 --> 00:42:46: Well, that's what we do as landscape architects. We transform

00:42:46 --> 00:42:50: spaces into new habitats, into new creations and new experiences

00:42:50 --> 00:42:53: for you and I to enjoy now when you're designing

00:42:53 --> 00:42:55: for a place at the at the edges of a

00:42:55 --> 00:42:55: lake.

00:42:56 --> 00:42:59: With a cultural history of a swamp and a freshwater

00:42:59 --> 00:43:02: swamp, it is as easy as can we take that

00:43:02 --> 00:43:05: narrative and can really transform it into these habitats and

00:43:05 --> 00:43:08: can we create new experiences for you and I to

00:43:08 --> 00:43:11: enjoy? And I will be walking you through all of

00:43:11 --> 00:43:14: these transformations step by step. But it is the promise

00:43:14 --> 00:43:18: of making a water X water edge accessible, creating different

00:43:18 --> 00:43:21: habitats in it for foreign and Florida to to call

00:43:21 --> 00:43:25: themselves home in. It's the transformation of a landscape that.

00:43:25 --> 00:43:29: Was very well manicured in a way by just long

00:43:29 --> 00:43:32: into more of a wilderness of a grassland. A reference

00:43:33 --> 00:43:36: of a landscape topology that was existing and has been
00:43:36 --> 00:43:41: has disappeared from the context of Singapore into this this
00:43:41 --> 00:43:45: amazing grassland with rolling hills for found in Florida to
00:43:45 --> 00:43:48: live in, but again for the community to get close
00:43:48 --> 00:43:52: to and to really enjoy the life that sits within
00:43:52 --> 00:43:53: these spaces.
00:43:54 --> 00:43:57: And you saw the movie already, so I will be
00:43:57 --> 00:44:00: just skipping through of this. In a way, Jerome, lakes
00:44:00 --> 00:44:03: of Garden is the promise of a transformation of an
00:44:03 --> 00:44:07: existing greenery using some of that quality that sits in
00:44:07 --> 00:44:10: it and transform it into new landscape typologies.
00:44:10 --> 00:44:14: That basically create new narratives and habitats for found in
00:44:14 --> 00:44:17: Florida to live in, but also for you and I.
00:44:17 --> 00:44:20: And actually it's not also, but actually it's about making
00:44:20 --> 00:44:23: sure that you can get close to these habitats, that
00:44:23 --> 00:44:26: you can interact with it and understand why this is
00:44:26 --> 00:44:29: important to have within our cities and why it is
00:44:29 --> 00:44:33: important to have nature within our cities at the footstep
00:44:33 --> 00:44:34: for you and I to visit.
00:44:35 --> 00:44:38: The first step is a narrative regarding Lucia Cove. Lucia
00:44:38 --> 00:44:41: Cove is a typology of a landscape whereby we actually
00:44:41 --> 00:44:44: said, Okay, we're going to use that lake water and
00:44:44 --> 00:44:47: we're going to allow people to play with it because
00:44:47 --> 00:44:51: there's something strange happening within the Singapore
context. Water.
00:44:52 --> 00:44:55: A we didn't had any water, we made our own
00:44:55 --> 00:44:59: water. And I'm now rich of water because we're harvesting
00:44:59 --> 00:45:03: all our rainwater. We're reusing our industrial water, we're
reusing
00:45:03 --> 00:45:07: our our wastewater to make it drinkable, to make it
00:45:07 --> 00:45:10: playable, to make it that we can take showers. But
00:45:10 --> 00:45:13: yet as you see all of these water elements within
00:45:13 --> 00:45:17: the city, there is this notion of I can't touch
00:45:17 --> 00:45:18: it, I cannot be close to it.
00:45:19 --> 00:45:22: And So what we're doing with Closia closed is in.
00:45:22 --> 00:45:27: We're actually re embracing and reconnecting the people
with water,
00:45:27 --> 00:45:30: allowing them to play with water. That water is cleansed
00:45:30 --> 00:45:34: through a cleansing biotop. We use natural materials again to
00:45:34 --> 00:45:37: clean that water for kids to play in and for
00:45:37 --> 00:45:41: kids to get reacquainted with playing in a sandbox, playing
00:45:41 --> 00:45:43: at the beach with natural water.

00:45:44 --> 00:45:46: Purely cleaned for you and I to enjoy, as in
00:45:46 --> 00:45:49: my kid is 2 1/2. She loves going to this
00:45:49 --> 00:45:52: playground because she can play safe in an environment
that
00:45:52 --> 00:45:56: is with water, with sand. She can make friends because
00:45:56 --> 00:45:59: the communities come together and many of the people who
00:45:59 --> 00:46:02: come and allow the kids to play here come from
00:46:02 --> 00:46:06: the close by neighborhoods. We're living about 10 kilometers
away
00:46:06 --> 00:46:09: and we also go there in the weekends to play.
00:46:09 --> 00:46:12: So the park is also a environment where communities come
00:46:12 --> 00:46:13: together.
00:46:13 --> 00:46:17: And this community communities coming together especially
seen in the
00:46:17 --> 00:46:20: forest ramble. And this is in a way a 2
00:46:20 --> 00:46:24: 1/2 exact playground with different narratives in it. And the
00:46:24 --> 00:46:27: different narratives are based on what we found on sites
00:46:27 --> 00:46:31: with the animals we found on site. Gave us inspiration
00:46:31 --> 00:46:35: for this playground and actually thinking about how these
animals
00:46:35 --> 00:46:38: are flying. Hopping from one location to the other gave
00:46:38 --> 00:46:40: us the inspiration to design.
00:46:40 --> 00:46:44: For playgrounds, like for example the Gray Heron as an
00:46:44 --> 00:46:47: inspiration, we found him on site and we thought about
00:46:47 --> 00:46:50: what can we do? What kind of inspiration comes out
00:46:50 --> 00:46:52: of it to allow kids to play with it, for
00:46:52 --> 00:46:55: them, to create this imagination? I'm a hero and I
00:46:55 --> 00:46:58: can fly from nest to nesto, from board from 3:00
00:46:58 --> 00:47:01: to 3:00, and I created a narrative of a playground
00:47:01 --> 00:47:04: for you to play in. Or another one is where
00:47:04 --> 00:47:07: a squirrel is hopping from one branch to the other
00:47:07 --> 00:47:07: branch.
00:47:08 --> 00:47:11: Allowing him and or her to basically pick up his
00:47:11 --> 00:47:14: food and bring it to his nest. So we created
00:47:14 --> 00:47:18: recreated that for kids to play in and to really
00:47:18 --> 00:47:21: go from a wobbly deck into this nest for them
00:47:21 --> 00:47:25: to play in. Or how a snake was wrapped around
00:47:25 --> 00:47:28: the tree creating a narrative of a slide, the slide
00:47:28 --> 00:47:31: for you to climb up and a slide for you
00:47:31 --> 00:47:35: to climb slide down into this tower fully submerged within
00:47:36 --> 00:47:36: nature.
00:47:36 --> 00:47:41: Thinking smartly about safety and greenery going on all in,
00:47:41 --> 00:47:44: or how a frock is hopping from one location to

00:47:44 --> 00:47:48: another location, none of this would actually work if we
00:47:48 --> 00:47:52: wouldn't be able to invite the community from nearby into
00:47:53 --> 00:47:57: this park space. When you live in condominiums, when you
00:47:57 --> 00:48:01: live in social housing blocks or the HTB estates here
00:48:01 --> 00:48:05: in Singapore, you kind of don't know your neighbor anymore.
00:48:06 --> 00:48:08: And So what we thought about as part of this
00:48:08 --> 00:48:13: transformation of a neighborhood should we invite the
Community and
00:48:13 --> 00:48:17: shouldn't we allow the Community to come together? And
this
00:48:17 --> 00:48:20: is where these big tables, these big benches are really
00:48:20 --> 00:48:24: critical because this is where communities meet again. They
get
00:48:24 --> 00:48:27: to know each other, they invite each other.
00:48:28 --> 00:48:31: And in that way, you reconnect communities with each other
00:48:31 --> 00:48:35: and people make friends with each other while overlook
looking
00:48:35 --> 00:48:38: and taking care of their little ones. Food security is
00:48:39 --> 00:48:42: not only important is is something critical. Many of us
00:48:42 --> 00:48:45: don't even know anymore where our food is coming from
00:48:45 --> 00:48:49: here in Singapore because most of our food actually comes
00:48:49 --> 00:48:52: from abroad. So bringing in the idea of urban garden
00:48:52 --> 00:48:56: gardening and community gardening is again a means and
methods
00:48:56 --> 00:48:57: to allow.
00:48:57 --> 00:49:02: Infrastructure to connect with people, in this case a
community
00:49:02 --> 00:49:05: garden. But All in all, this landscape is not only
00:49:05 --> 00:49:09: only about program, but it is also about thinking how
00:49:09 --> 00:49:14: nature can be integrated, again within the city. We've lost
00:49:14 --> 00:49:17: within the City of Singapore a lot of our natural
00:49:17 --> 00:49:18: landscapes.
00:49:19 --> 00:49:22: And as as part of this transformation of the water
00:49:22 --> 00:49:25: edge we really thought about, can we recreate some of
00:49:26 --> 00:49:29: these lost landscapes? One of those is the Ostonia Islands,
00:49:29 --> 00:49:32: basically a flooded landscape with fresh water.
00:49:34 --> 00:49:36: That was lost, and we recreated it on site to
00:49:37 --> 00:49:40: allow people to understand what the habitats are and for
00:49:40 --> 00:49:44: them to learn about the habitats that we've learned of
00:49:44 --> 00:49:47: we've lost along the way, or how hardcore infrastructure can
00:49:48 --> 00:49:50: be used to recreate new narratives.
00:49:50 --> 00:49:54: New naturalistic landscape with a rich diversity of habitats.
Because
00:49:55 --> 00:49:58: if you take a concrete drain and you transform it

00:49:58 --> 00:50:01: into a naturalistic stream like a neuron stream, not only
00:50:01 --> 00:50:05: are you creating more space for nature and more space
00:50:05 --> 00:50:07: for water to come together for you and I as
00:50:08 --> 00:50:11: as community to go deeply in, it also helps with
00:50:11 --> 00:50:15: flock proving the adjacent neighborhood where this
catchment is coming

00:50:15 --> 00:50:15: from.
00:50:16 --> 00:50:20: And what it results into is this very naturalistic landscapes
00:50:20 --> 00:50:23: with his own typology accessible for you and I to
00:50:23 --> 00:50:27: get close to purifying of that water through nature based
00:50:27 --> 00:50:31: solutions. And this helping with the runoff, helping with storm
00:50:31 --> 00:50:35: provements or flood provement, but also creating habitats for
foreign

00:50:36 --> 00:50:38: and Florida to live in and again for you to
00:50:38 --> 00:50:41: get close to and indeed as I said.
00:50:42 --> 00:50:46: These catchments or this water comes from somewhere. By
creating

00:50:46 --> 00:50:49: more space for water, we save and we safeguard in
00:50:49 --> 00:50:53: a way the adjacent neighborhood from flooding when the
heavy

00:50:54 --> 00:50:57: down floats or downpours happen here in in the city.
00:50:57 --> 00:51:01: Or how the water edge transforms from this nonaccessible
water

00:51:01 --> 00:51:06: edge into this meandering boardwalk that allows phone and
Florida

00:51:06 --> 00:51:06: to.
00:51:06 --> 00:51:09: To be for you and I to see and to
00:51:09 --> 00:51:12: really recreate that water edge from dry to wet as
00:51:12 --> 00:51:16: an important habitat for found in Florida, as an important
00:51:16 --> 00:51:20: momentum for us as human beings to reconnect again with
00:51:20 --> 00:51:24: that water edge. And using hardcore infrastructure does to
make

00:51:24 --> 00:51:28: a transformation, the transformation that allows you to get
close

00:51:28 --> 00:51:29: to that habitat.
00:51:31 --> 00:51:34: On the backside, we've got the grasslands and you already
00:51:35 --> 00:51:38: saw the grasslands a couple of times, whereby we take
00:51:38 --> 00:51:41: 3 1/2 of a hectare of land and we transform
00:51:41 --> 00:51:44: it into this new habitat for birds, for for, for
00:51:44 --> 00:51:47: farmland, Florida to live in, for grasslands to be in
00:51:48 --> 00:51:50: and for you and I to walk in and hide
00:51:50 --> 00:51:54: through. And the inspiration is based on spontaneous
vegetation that

00:51:54 --> 00:51:58: was found on site and transformed into something new.

00:51:59 --> 00:52:02: Into this landscape a vast the environment of landscape for
00:52:02 --> 00:52:05: farm and Florida to live in for you and I
00:52:05 --> 00:52:08: to walk in and to enjoying. Being close to the
00:52:08 --> 00:52:11: nature or just for you and I to hang out
00:52:11 --> 00:52:15: and do nothing and see what is happening within that
00:52:15 --> 00:52:19: landscape. A giving back of a cultivated environment into
something
00:52:19 --> 00:52:22: more natural for farm and Florida for you and I
00:52:22 --> 00:52:25: to enjoy and sometimes these landscapes.
00:52:25 --> 00:52:29: Create new IDs, new memories, new dreams, and people
start
00:52:29 --> 00:52:33: taking advantages of that in the back. You see what
00:52:33 --> 00:52:36: we call the lonely tree. The lonely Tree is a
00:52:36 --> 00:52:39: tree that was built out of rebar that we found
00:52:39 --> 00:52:42: on site. Rebar that was found on site because we
00:52:42 --> 00:52:47: demolished an old infrastructural element and transformed it
into this
00:52:47 --> 00:52:49: new feature, this tree.
00:52:49 --> 00:52:53: In this tree over the years now has transformed himself
00:52:53 --> 00:52:57: from this very iconic elements, very popular on Instagram
into
00:52:57 --> 00:53:01: a place where nature is actually taking over again. And
00:53:01 --> 00:53:04: that's what we're trying to do with this tree is
00:53:04 --> 00:53:08: not only to create new memories and art element, but
00:53:08 --> 00:53:11: also a talk towards where are we as human beings,
00:53:11 --> 00:53:15: what are we doing from a sustainability point of view?
00:53:15 --> 00:53:18: Where's our planet going through or why is this tree?
00:53:19 --> 00:53:22: This tree that is also fine enough as as within
00:53:22 --> 00:53:25: our profession to just ask the question what could this
00:53:25 --> 00:53:28: be? And so we're of the opinion that is lonely
00:53:28 --> 00:53:31: tree is not only a lonely tree that stands there
00:53:31 --> 00:53:35: but allows visitors to come close, allow them to create
00:53:35 --> 00:53:39: new memories is a gesture towards sustainability and
environment within
00:53:39 --> 00:53:41: the heartlands of Singapore.
00:53:42 --> 00:53:45: And dares to ask the questions about our natural heritage
00:53:45 --> 00:53:48: and what we've lost and how we can actually transform
00:53:48 --> 00:53:51: some of the places into something new, new, create new
00:53:51 --> 00:53:54: experiences, new memories, new landscapes for you and I to
00:53:54 --> 00:53:57: enjoy. If you want to know more about Jerome Lakeside
00:53:57 --> 00:54:00: Garden, please feel free to go to read or one
00:54:00 --> 00:54:03: of these websites and enjoy looking at the space. With
00:54:03 --> 00:54:06: that, I'm at the end of my presentation. My name

00:54:06 --> 00:54:08: is Yella. I thank you for your attention and I'm
00:54:08 --> 00:54:11: giving it back to Matthew. Thank you.
00:54:12 --> 00:54:16: Thank you, yella. There was a really incredible 2
presentations
00:54:16 --> 00:54:19: that we just saw packed with so much information, we
00:54:19 --> 00:54:23: could talk for hours about this. So thank you, Gulliver
00:54:23 --> 00:54:26: as well. What I'd like to do is zoom us
00:54:26 --> 00:54:29: out a little bit and talk about the topic here
00:54:29 --> 00:54:33: leading with landscape and and using nature. Gulliver, in
your
00:54:33 --> 00:54:37: presentation and you talked about how the use of nature.
00:54:38 --> 00:54:42: Really can instigate a sense of delight and pleasure that
00:54:42 --> 00:54:46: changes our interaction with the urban environments. And I
know
00:54:46 --> 00:54:50: Yella you you actually said landscape is the engine of
00:54:50 --> 00:54:54: transforming place. So with that I have a twopart question.
00:54:54 --> 00:54:58: The first part is what would have happened here without
00:54:58 --> 00:55:02: these interventions, without these this use of of nature and
00:55:02 --> 00:55:06: infrastructure and second by using and leading with
landscape.
00:55:06 --> 00:55:11: How does that change the development patterns that
happen? So
00:55:11 --> 00:55:13: Gulliver, do you want to start?
00:55:14 --> 00:55:18: Yeah, absolutely. I mean as I don't know if people
00:55:18 --> 00:55:22: caught this, but the whole prompt for the project as
00:55:22 --> 00:55:26: an idea was coming out of a deep concern out
00:55:26 --> 00:55:31: of the community that in the slightly under regulated world
00:55:31 --> 00:55:35: of Texas, this would all just been privatized essentially.
00:55:36 --> 00:55:38: And so and I I don't see why that wouldn't
00:55:38 --> 00:55:42: have happened based on what I've seen in the city.
00:55:42 --> 00:55:45: So that was so essentially the answer is simple. It
00:55:45 --> 00:55:48: would have been a very privatized space. It would be
00:55:48 --> 00:55:51: a nice Creek restored, but it would be lined with
00:55:51 --> 00:55:55: balconies and private spaces in the development. And I think
00:55:55 --> 00:55:58: this insistence to be public brought with it the need
00:55:58 --> 00:56:01: to how do you build access to that? And then
00:56:01 --> 00:56:05: the other infrastructure, just it it started the whole engine
00:56:05 --> 00:56:05: of.
00:56:05 --> 00:56:10: The long list of infrastructures that once the public comes
00:56:10 --> 00:56:13: in, what do you need to support? And then the
00:56:13 --> 00:56:18: second part was, I apologize, oh, leading with landscape,
sorry
00:56:18 --> 00:56:18: it.

00:56:19 --> 00:56:21: Is the development patterns and maybe tying to what you
00:56:22 --> 00:56:24: said in the first instance, maybe you could talk about
00:56:24 --> 00:56:27: your interaction with the private land owners.
00:56:28 --> 00:56:31: Well, as I answered one of the questions in the
00:56:31 --> 00:56:34: chat and it was, you know, there is no, there
00:56:34 --> 00:56:38: wasn't. There's been many attempts to try to formalize with
00:56:38 --> 00:56:41: through rezoning efforts and they have not landed yet about
00:56:42 --> 00:56:45: to sort of give rules to this interaction. So that
00:56:45 --> 00:56:49: hasn't happened successfully yet. And then there's many,
many overlays
00:56:49 --> 00:56:53: and also many, many real estate challenges. The Creek
passes
00:56:53 --> 00:56:56: through a medley of public lands park space.
00:56:57 --> 00:57:02: And private lands with easements for access and stormwater
drainage.
00:57:02 --> 00:57:05: So it makes a very broad as you go down
00:57:06 --> 00:57:09: the up and down the Creek you have mosaic of
00:57:09 --> 00:57:14: the conversations about interactions. But common amongst
that is you
00:57:14 --> 00:57:19: have slope stability issues, you have stormwater issues
because there
00:57:20 --> 00:57:24: there are requirements for this and public space easement
pieces.
00:57:25 --> 00:57:28: That all become part of a problem solving. So we've
00:57:29 --> 00:57:32: by being useful to the private sector saying like we
00:57:32 --> 00:57:36: know this Creek better than anyone else and what you're
00:57:36 --> 00:57:40: showing there has problems and they were they come and
00:57:40 --> 00:57:43: say we have problems and by building a kind of
00:57:43 --> 00:57:48: convivial relationship where we can get some mutually
resolved situations
00:57:48 --> 00:57:51: of course the city in terms of all the real
00:57:51 --> 00:57:52: estate and legalities.
00:57:53 --> 00:57:57: But also just pragmatic solutions that landscape is
everyone's on
00:57:57 --> 00:58:01: board for. Like, this could be amazing, this could be
00:58:01 --> 00:58:04: beautiful. We want a piece of it. We want to
00:58:05 --> 00:58:08: have be connected to it. But then there's also the
00:58:08 --> 00:58:12: kind of grungy, dirty part of all that infrastructure of
00:58:12 --> 00:58:15: pipes and cables and electrical that they have.
00:58:16 --> 00:58:20: Each property has a plethora of problems that we help
00:58:20 --> 00:58:24: solve and that has created a good relationship and and
00:58:24 --> 00:58:26: helps it be cohesive.
00:58:29 --> 00:58:32: Excellent. Thank you. So Yella unto you, what what would
00:58:32 --> 00:58:35: have happened here in the absence of this project? You

00:58:35 --> 00:58:38: mentioned it a little in your presentation, but just bring
00:58:38 --> 00:58:41: it home. And then how is this leaving with landscape
00:58:41 --> 00:58:44: leading to a different development outcome?
00:58:44 --> 00:58:48: Yeah. So within the context of Singapore, we're only 700
00:58:48 --> 00:58:52: and 2032 square kilometer. We need to talk about scale
00:58:52 --> 00:58:56: here. So Singapore, 732 square meter and growing as we
00:58:56 --> 00:58:59: speak, there is a real need for development. We are
00:58:59 --> 00:59:03: growing as a city. We're going from 5.6 million people
00:59:03 --> 00:59:06: to about 7 in 2025. That's the, the prediction. So
00:59:07 --> 00:59:09: we need space for us, for us to live in.
00:59:09 --> 00:59:13: So if we wouldn't have, if nothing would have happened.
00:59:14 --> 00:59:16: That public space that we now have would be used
00:59:16 --> 00:59:20: for private development. It would be housing, estate and
condominium
00:59:20 --> 00:59:23: landscape. And as we would create, as in that lake
00:59:23 --> 00:59:26: would never transform himself into something new. But we
would
00:59:27 --> 00:59:29: have a very privatized edge. And now what we have,
00:59:29 --> 00:59:33: because the government stepped in and because they've
came up
00:59:33 --> 00:59:36: with this master plan to say, okay, let's use green
00:59:36 --> 00:59:39: as a transformer, we not only have a publicly accessible
00:59:39 --> 00:59:42: water edge, but there's many more things that happen
because
00:59:42 --> 00:59:43: suddenly.
00:59:43 --> 00:59:48: Surrounding developments, their value, their property value
goes up because
00:59:48 --> 00:59:51: there is this amazing green space. Next to that is
00:59:51 --> 00:59:54: of course a real capital investment. The next thing is
00:59:54 --> 00:59:58: of course that by reconnecting people with nature, as in
00:59:58 --> 01:00:01: I don't have to tell you what biophilia tell means,
01:00:01 --> 01:00:04: I don't have to explain you that by being closer
01:00:04 --> 01:00:07: to nature we are becoming, or at least the studies
01:00:07 --> 01:00:11: tell us, that we'll be happier, more healthier people.
01:00:11 --> 01:00:16: That by bringing nature back into the city the biodiversity
01:00:16 --> 01:00:19: increases on a 300 and or on the 732 square
01:00:19 --> 01:00:24: kilometer land, we've got a vast and growing biodiversity
from
01:00:24 --> 01:00:29: a fauna and Florida perspective. And of course by
introducing
01:00:29 --> 01:00:33: more space for water I prevent flooding of adjacent
catchment
01:00:33 --> 01:00:36: areas or adjacent properties.
01:00:36 --> 01:00:40: And by introducing more green within a city is Needless

01:00:40 --> 01:00:44: to say that the heat island effect is slowing down.

01:00:44 --> 01:00:47: So all of this by these very gentle or these

01:00:47 --> 01:00:50: very broad ID's you have a massive impact as as

01:00:50 --> 01:00:54: that this parks only has a massive impact on our

01:00:54 --> 01:00:58: life as human beings, as the wildlife around us from

01:00:58 --> 01:01:02: a water management point of view, from a development point

01:01:02 --> 01:01:05: of view as well. So these are like the summaries

01:01:05 --> 01:01:05: of.

01:01:06 --> 01:01:09: What the result is of doing this kind of type

01:01:09 --> 01:01:10: of projects?

01:01:11 --> 01:01:15: Thank you. So I have two questions from the audience

01:01:15 --> 01:01:20: I'm going to combine into one. One of the questions

01:01:20 --> 01:01:24: is about from chalonay, how difficult it was to convince

01:01:24 --> 01:01:30: the relevant stakeholders for this project and were they engaged

01:01:30 --> 01:01:34: during the planting and creating of the projects.

01:01:34 --> 01:01:38: And tying that together with Matthew's question, what were the

01:01:38 --> 01:01:41: issues regarding the development of a shared vision plan for

01:01:41 --> 01:01:45: each project, balancing flexibility and ensuring the focus? So we'll

01:01:45 --> 01:01:48: combine that into a question about community engagement. How was

01:01:48 --> 01:01:52: the community engaged? How did they participates in creating a

01:01:52 --> 01:01:55: shared vision? And how did you balance that with the

01:01:55 --> 01:01:58: needs you had before speaking with the community?

01:02:00 --> 01:02:02: I can jump in if that I mean first.

01:02:04 --> 01:02:08: It started with the competition and the conservancies really from

01:02:08 --> 01:02:11: that moment led a lot of the public engagement. Of

01:02:11 --> 01:02:14: course the city is also there as part of the

01:02:14 --> 01:02:19: Joint Development Agreement and has the supports it significantly. But

01:02:19 --> 01:02:23: with the competition it really made elevated the issue and

01:02:23 --> 01:02:26: the visibility of a Creek that people almost didn't know

01:02:26 --> 01:02:30: about but they have continued to really structure their.

01:02:31 --> 01:02:36: Engagement, the Conservancy has structured their engagement process around, yes,

01:02:36 --> 01:02:39: we're giving you access to nature, this is all the

01:02:39 --> 01:02:42: all the good, good parts of it, but they're really

01:02:42 --> 01:02:45: trying to engage people and then draw from them what

01:02:45 --> 01:02:48: kind of programming of the space do they want to

01:02:48 --> 01:02:51: see. And that has been something for instance in the

01:02:52 --> 01:02:56: amphitheater space created there that that's been a really interesting

01:02:56 --> 01:02:59: dialogue with ongoing dialogue. So it's not just help us

01:02:59 --> 01:03:00: shape what it is.

01:03:01 --> 01:03:04: Help us continue to grow and evolve this space and

01:03:04 --> 01:03:08: I think that's really healthy and been an important part

01:03:09 --> 01:03:13: of that and they're incredibly committed to that in all

01:03:13 --> 01:03:17: their social media and all their, their staff that are

01:03:17 --> 01:03:20: dedicated to just that. You also the second side of

01:03:20 --> 01:03:22: that was about developing.

01:03:23 --> 01:03:26: I'm sorry, not going to double questions obviously.

01:03:28 --> 01:03:31: The shared vision and the shared vision needs that you

01:03:31 --> 01:03:34: had before speaking with the community, how did that integrate

01:03:34 --> 01:03:34: it in?

01:03:35 --> 01:03:39: Well, that that's like a kind of an amazing thing

01:03:39 --> 01:03:44: with this too, because it's it's constantly involving. Our project

01:03:44 --> 01:03:48: doesn't have like the Singapore project, this big kind of

01:03:48 --> 01:03:52: patch of landscape. It's all edge and all the edges

01:03:52 --> 01:03:53: are kind of.

01:03:53 --> 01:03:58: Encumbered by easements and infrastructures and special interests and and

01:03:58 --> 01:04:01: so this, this, this vision is a constant dialogue and

01:04:01 --> 01:04:05: the joint development agreement, it's a little window into the

01:04:05 --> 01:04:09: joint development agreement. The Conservancy is it's not just with

01:04:09 --> 01:04:14: the city, that's particularly 2 departments, the Watershed Protection Department,

01:04:14 --> 01:04:17: which is a a very important department in Austin that

01:04:17 --> 01:04:21: does a lot in terms of water preservation, water quality.

01:04:22 --> 01:04:26: And safety obviously for flooding and the and then the

01:04:26 --> 01:04:29: Parks Department and I I think so there's a constant

01:04:29 --> 01:04:33: ringing together of these three parties with each like you

01:04:33 --> 01:04:37: know property edge. There's a constant kind of dialogue of

01:04:38 --> 01:04:41: like how could we further this vision and how can

01:04:41 --> 01:04:45: we take what we're hearing from the Community and our

01:04:45 --> 01:04:48: negotiation with the private developer and.

01:04:48 --> 01:04:52: Match, make essentially all these interests and it's if you

01:04:52 --> 01:04:55: think of that the the all that edge it's like

01:04:55 --> 01:04:59: a more than a fulltime job to constantly be working

01:04:59 --> 01:05:03: that. But that is what's making honestly the recipe for

01:05:03 --> 01:05:06: what's making this successful. So much so that the way

01:05:06 --> 01:05:11: the joint development structured our contract is not just

here's

01:05:11 --> 01:05:14: here's your job design this big thing lump sum whatever.

01:05:15 --> 01:05:17: It's actually every phase of our.

01:05:17 --> 01:05:22: Work, schematic design, design, development, this traditional phases have a

01:05:22 --> 01:05:25: separate proposal and it's a conservative thing because it's a

01:05:25 --> 01:05:28: lot it, it becomes a lot of work for us

01:05:28 --> 01:05:31: to constantly writing proposals. You know in a manner. But

01:05:31 --> 01:05:35: it's smart because the circumstance keeps changing along the all

01:05:35 --> 01:05:38: of these edges and so it allows for an adaptable

01:05:38 --> 01:05:42: contracting which makes everyone happier that this the scope of

01:05:42 --> 01:05:44: what we're going to do the vision.

01:05:44 --> 01:05:48: The kind of micro visions, the subdistricting of this can

01:05:48 --> 01:05:51: be attended to properly without the stresses of of of

01:05:51 --> 01:05:55: having negotiated something before you knew any of this.

01:05:56 --> 01:05:59: That's really great yellow. So turning the same question to

01:05:59 --> 01:06:02: you and maybe in talking about you can talk about

01:06:02 --> 01:06:05: the unique land ownership structure here with the ground leases

01:06:05 --> 01:06:06: and then.

01:06:06 --> 01:06:09: Craig, warning, I'm going to turn it back to you

01:06:09 --> 01:06:11: after this to just give us some reflections on what's

01:06:11 --> 01:06:14: going on. I'm naturally an international and how these fit

01:06:14 --> 01:06:17: into these community approval processes. So I'm yellow first. You.

01:06:18 --> 01:06:21: So, so our client is the government of Singapore, which

01:06:22 --> 01:06:24: is who then says basically to in parts who is

01:06:24 --> 01:06:28: the organization of the government, who takes care of our

01:06:28 --> 01:06:31: green spaces, you development, you develop this.

01:06:32 --> 01:06:35: And so we through a competition, we want that, that

01:06:35 --> 01:06:38: that we did. We came out with this idea of,

01:06:38 --> 01:06:42: okay, let's transform this into something new really. Let's bring

01:06:42 --> 01:06:45: nature within the city. And this is where the first

01:06:46 --> 01:06:49: time our friends out there in part were a little

01:06:49 --> 01:06:52: bit nervous about the scale of the inventions that we

01:06:52 --> 01:06:56: were doing, really recreating some of these natures, bringing in

01:06:56 --> 01:07:00: some of this, this, these, these lost landscapes, because what

01:07:00 --> 01:07:01: is lost?

01:07:01 --> 01:07:04: You have no experience in how to maintain this. You

01:07:04 --> 01:07:07: have no idea of how this will grow and develop
01:07:07 --> 01:07:10: himself. So was a bit of a nervousness there, especially
01:07:10 --> 01:07:14: because these landscapes are also sitting at the edge
between
01:07:14 --> 01:07:17: water and land. And when we're talking about water, we
01:07:17 --> 01:07:20: need to talk to PUB&PUB is the authority who takes
01:07:20 --> 01:07:22: care of all of our waterways. So again, we had
01:07:22 --> 01:07:25: to talk about similar like what Gulliver is telling.
01:07:26 --> 01:07:28: We need to talk about what is that itch and
01:07:29 --> 01:07:31: who do you need to talk to to get what
01:07:31 --> 01:07:33: you want to get out of it. So in this
01:07:33 --> 01:07:36: case, it was really about negotiation. How do I make
01:07:36 --> 01:07:40: it safe? How do I ensure that your stormwater management
01:07:40 --> 01:07:44: plan doesn't interfere with the landscape topology that you
want
01:07:44 --> 01:07:46: to do? So that's one one thing, and on the
01:07:46 --> 01:07:49: other hand, it was really about how do we allow
01:07:49 --> 01:07:51: the community to come in?
01:07:51 --> 01:07:54: How do we ensure that they've got this program for
01:07:54 --> 01:07:57: them to come to? Why are we doing a three
01:07:57 --> 01:08:00: hectare playground? That's because it is a real need from
01:08:00 --> 01:08:03: the community to say we need to get together, we
01:08:03 --> 01:08:06: need to have place for our kids to play in.
01:08:06 --> 01:08:08: So this gives you a bit of an idea of
01:08:08 --> 01:08:12: how the the stakeholders within this landscape were
constantly battling
01:08:12 --> 01:08:16: with each other about space. Because you need more space
01:08:16 --> 01:08:19: for water, you need more space for nature, you need
01:08:19 --> 01:08:21: more space for communities.
01:08:21 --> 01:08:24: And just trying to balance that out was a was
01:08:24 --> 01:08:29: a continuous exercise of designing that took place through
engagement
01:08:29 --> 01:08:33: and just drawing options and and and figuring out what
01:08:33 --> 01:08:36: this means from a costing perspective. Now as you were
01:08:37 --> 01:08:41: saying Matthew the the land ownership within Singapore is
quite
01:08:41 --> 01:08:45: an interesting one because when you buy property if you're
01:08:45 --> 01:08:49: able able to buy your property because of the prices
01:08:49 --> 01:08:51: you only lease it for 99 year.
01:08:51 --> 01:08:55: After 99 year as private developer, you need to give
01:08:55 --> 01:08:58: it back in the way you received it. EA empty.
01:08:58 --> 01:09:01: If it is an industrial land, there's only a 30
01:09:01 --> 01:09:04: year lease on it. So after 30 years you have

01:09:04 --> 01:09:07: to give it back the way you received it. And
01:09:07 --> 01:09:10: there is no way you can extend it because this
01:09:10 --> 01:09:14: is the way that the government basically organizes the land
01:09:14 --> 01:09:17: ownership. There are only a few properties.
01:09:18 --> 01:09:20: Within the city that have no long that that have
01:09:20 --> 01:09:23: no 99 years that you can have forever and these
01:09:23 --> 01:09:27: are the special locations within the city's park spaces are
01:09:27 --> 01:09:30: always government. So that that that is a simple one.
01:09:30 --> 01:09:32: So that gives you a bit of an idea of
01:09:32 --> 01:09:35: the land ownership. But then then not only that is
01:09:35 --> 01:09:37: in it's also the way we live within Singapore. So
01:09:37 --> 01:09:41: there's three living forms more or less is then you've
01:09:41 --> 01:09:43: got your land at the states which is basically a
01:09:43 --> 01:09:45: house on a plot of land.
01:09:46 --> 01:09:49: Then you've got your private development, which is what we
01:09:49 --> 01:09:53: call condominium. So you live in your tower, you've got
01:09:53 --> 01:09:56: your swimming pool, you've got your fitness gym, you've got
01:09:56 --> 01:10:00: your little store all privatized within your fence. And then
01:10:00 --> 01:10:03: you've got your you've got the building blocks that are
01:10:03 --> 01:10:06: built by the government, which 80% of the people live
01:10:06 --> 01:10:10: in. These are biggest states, big towers, public space at
01:10:10 --> 01:10:12: ground, community spaces at great.
01:10:13 --> 01:10:16: And then private and then basically your own room above
01:10:16 --> 01:10:19: the ground looking out over this amazing green that is
01:10:19 --> 01:10:22: created everywhere, but you only have 99 year lease from
01:10:22 --> 01:10:26: the moment that the building started coming out of the
01:10:26 --> 01:10:28: ground till it needs to be given back. So that
01:10:28 --> 01:10:31: gives you an idea of the stakeholders you have to
01:10:31 --> 01:10:34: work with, the land ownership you have to work with
01:10:34 --> 01:10:37: and how community has to deal with this on a
01:10:37 --> 01:10:37: daily basis.
01:10:40 --> 01:10:43: Great. So I would love now to turn it over
01:10:43 --> 01:10:46: to Craig as we wrap up this Q&A. And maybe
01:10:46 --> 01:10:50: Yvonne, you can just put up slide 42 as a
01:10:50 --> 01:10:52: backdrop of how we think.
01:10:52 --> 01:10:56: In ULI, about the leadership framework for infrastructure and
01:10:56 --> 01:10:58: you
01:10:58 --> 01:11:01: can refer to this or not, Craig, I'll tie it
01:11:01 --> 01:11:04: up after you, but what lessons do you take from
01:11:04 --> 01:11:07: this? You, you have a huge focus on New urbanism
01:11:07 --> 01:11:10: and landscape across the Americas and beyond. We have
01:11:10 --> 01:11:10: these
01:11:10 --> 01:11:10: two very different projects. What, what can we pull out

01:11:10 --> 01:11:13: of this as we think about leading with landscape?
01:11:13 --> 01:11:15: Yeah. I mean, first of all, Can you imagine those
01:11:16 --> 01:11:18: of us in the United States having to give our
01:11:18 --> 01:11:19: property back after 30 years?
01:11:20 --> 01:11:23: It's just very much a form or an idea for
01:11:23 --> 01:11:26: us. But the idea of nature in the city, as
01:11:26 --> 01:11:29: it really the lungs of the city, is not. It's
01:11:29 --> 01:11:33: not a new idea, something we've been talking about for
01:11:33 --> 01:11:36: a really long time, but I think if was one
01:11:36 --> 01:11:39: of the good things that has come from COVID was
01:11:39 --> 01:11:42: that public space had its moment.
01:11:42 --> 01:11:45: And and sort of having its moment as a result,
01:11:45 --> 01:11:48: we recognized that it was one of the few sort
01:11:48 --> 01:11:51: of beneficiaries of how we were, you know had to
01:11:51 --> 01:11:54: change your way of life and being able to do
01:11:54 --> 01:11:58: that. And we recognize that the value that's created with
01:11:58 --> 01:12:01: public space to our urban places is, is really truly
01:12:01 --> 01:12:05: enormous. We use constantly the example of Central Park in
01:12:05 --> 01:12:07: New York City that.
01:12:07 --> 01:12:11: The values created along the edges of Central Park is
01:12:11 --> 01:12:14: far greater than the value that would be created if
01:12:14 --> 01:12:18: Central Park were to be developed because the landscape
has
01:12:19 --> 01:12:23: created essentially a supply and demand issue with amenity
built
01:12:23 --> 01:12:27: into it, which is truly enormous. But we are definitely
01:12:27 --> 01:12:31: seeing more and more the opportunities as both of these
01:12:31 --> 01:12:34: projects represent how we pair and leverage.
01:12:34 --> 01:12:37: The sort of essential elements of a city of the
01:12:37 --> 01:12:43: city building with our construction, utility constructions, water
line constructions,
01:12:43 --> 01:12:48: flood proofing and and and resiliency elements are creating
these
01:12:48 --> 01:12:51: opportunities for parks all throughout. And so it is it's
01:12:52 --> 01:12:55: you know sometimes we can't build parks just for parks
01:12:55 --> 01:12:58: sake. We build parks as part of a larger piece
01:12:58 --> 01:13:00: of infrastructure and again.
01:13:01 --> 01:13:04: Very great examples of projects that we saw today as
01:13:04 --> 01:13:08: a result of that. So design is phenomenal. The finance
01:13:08 --> 01:13:12: is important as well and it's all about creating great
01:13:12 --> 01:13:15: places for people. So with that Matthew, I will turn
01:13:15 --> 01:13:17: it back over to you.
01:13:17 --> 01:13:20: Thank you. I'm just going to breeze through these items

01:13:20 --> 01:13:23: and I want to remind you all, Yvonne is leading
01:13:23 --> 01:13:26: the efforts in ULI to create a publication around this.
01:13:26 --> 01:13:28: So this won't be the only time you see these,
01:13:28 --> 01:13:31: but just pulling away some of our takeaways from having
01:13:31 --> 01:13:36: some incredible conversations with these panelists and with
our infrastructure
01:13:36 --> 01:13:39: exchange participants. We think about these items that we
talked
01:13:39 --> 01:13:42: about what it does to lead with landscape and in
01:13:42 --> 01:13:45: doing that thinking across these traditional boundaries.
01:13:45 --> 01:13:49: Of how these projects get approved and what sequencing
actually
01:13:49 --> 01:13:52: works in order to make this happen. You heard some
01:13:52 --> 01:13:57: interesting examples, especially from Gulliver and that with
the sequential
01:13:57 --> 01:13:57: approvals.
01:13:58 --> 01:14:02: These other items of reengineering infrastructure to create
not just
01:14:02 --> 01:14:07: infrastructure projects but also public spaces and
reconstructing nature to
01:14:07 --> 01:14:10: allow that to happen and surface natural resources, you saw
01:14:10 --> 01:14:13: that in both of these examples and then we touched
01:14:13 --> 01:14:16: on this a little bit, but people like to talk
01:14:16 --> 01:14:19: about value capture. In order to capture value, you have
01:14:19 --> 01:14:22: to first create it. And nature of course in public
01:14:22 --> 01:14:25: space is one of the greatest ways that we can
01:14:25 --> 01:14:28: do that in the urban environment. So with that I.
01:14:28 --> 01:14:31: We'll turn this over to Yvonne, who will lead us
01:14:31 --> 01:14:33: into the Philadelphia discussion.
01:14:34 --> 01:14:37: Great. Thank you, Matthew. So a couple of remarks in
01:14:37 --> 01:14:41: here. The reason why we design the session focusing on
01:14:41 --> 01:14:44: leadership is that we know the science is there. It's
01:14:44 --> 01:14:47: just that in the past decision.
01:14:47 --> 01:14:51: The decision what's the trigger that is the most trachea
01:14:51 --> 01:14:54: element to figure out. So with that I think I
01:14:54 --> 01:14:59: want to highlight three elements, sequences of seed green
first
01:14:59 --> 01:15:03: approach leading by culture. So Jan Elva, they are the
01:15:03 --> 01:15:06: group that is under 13 years old and they concerned
01:15:06 --> 01:15:10: about the future. They're tied with digital, but how can
01:15:10 --> 01:15:15: we bring them through the physical interaction with nature?
01:15:15 --> 01:15:18: And with that, I'd like to introduce you to Kevin
01:15:19 --> 01:15:23: Moran, the Executive director of your Eye Philadelphia.
We're now

01:15:23 --> 01:15:26: going to zoom in, turn our conversation looking at a
01:15:26 --> 01:15:30: local District Council level. This is a project that is
01:15:30 --> 01:15:34: supported by Curtis Infrastructure grants and we're going to turn
01:15:34 --> 01:15:35: the floor to Kevin.
01:15:36 --> 01:15:39: Thanks so much. Thanks so much Yvonne and and thank
01:15:40 --> 01:15:42: you both to to our presenters as well it's it's
01:15:42 --> 01:15:43: been.
01:15:43 --> 01:15:47: Really kind of eye opening and enlightening to kind of
01:15:47 --> 01:15:50: hear about these these large scale both you know public
01:15:50 --> 01:15:53: space and infrastructure projects and and how they kind of
01:15:53 --> 01:15:57: some of the sort of key takeaways and applicability is
01:15:57 --> 01:16:00: to sort of a smaller scale type of question that
01:16:00 --> 01:16:03: we focus on in Philadelphia that was really around
01:16:03 --> 01:16:08: programming and and sort of adequately resourcing the
01:16:08 --> 01:16:11: organizations that
01:16:11 --> 01:16:13: are providing that maintenance and programming. One of the
01:16:13 --> 01:16:17: things
01:16:17 --> 01:16:20: that I kept thinking about.
01:16:20 --> 01:16:23: And and sort of and seeing all these these beautiful
01:16:23 --> 01:16:27: landscapes that are coming to life is how valuable sort
01:16:27 --> 01:16:31: of infrastructure and public spaces can be when they are
01:16:31 --> 01:16:34: well maintained, well programmed and well resourced, but
01:16:34 --> 01:16:38: how much
01:16:38 --> 01:16:41: of A negative experience they can create when they lack
01:16:41 --> 01:16:41: those resources as well. And so that was sort of
01:16:42 --> 01:16:46: the context for how we approached our technical Assistance
01:16:46 --> 01:16:48: Panel
01:16:48 --> 01:16:53: project here in Philadelphia, which if we go to the
01:16:53 --> 01:16:55: next slide.
01:16:55 --> 01:16:58: They can provide a little bit of additional background on.
01:16:58 --> 01:17:01: So we worked with a group called the N Broad
01:17:01 --> 01:17:02: Renaissance, which is a community Development
01:17:02 --> 01:17:03: Corporation in Philadelphia. I'm
01:17:03 --> 01:17:07: sure it's not unique to Philly, but probably a trend
01:17:07 --> 01:17:08: I would sort of say you could find in many
01:17:08 --> 01:17:11: at least North American cities and probably a lot of
01:17:11 --> 01:17:14: European cities as well.
01:17:14 --> 01:17:14: That as sort of local governments implemented increasing
01:17:14 --> 01:17:14: austerity measures,
01:17:14 --> 01:17:14: really kind of post 2008, there was a greater burden
01:17:14 --> 01:17:14: put onto local community organizations to kind of pick up

01:17:14 --> 01:17:17: some of the slack that was created in the in
01:17:17 --> 01:17:21: the sort of public space and infrastructure maintenance,
programming and
01:17:21 --> 01:17:22: cleaning realm.
01:17:22 --> 01:17:25: And so the issue for us was to really help
01:17:25 --> 01:17:30: identify vehicles for providing ongoing and sustainable
support for infrastructure
01:17:30 --> 01:17:35: maintenance specifically in communities like the N broad
corridor with
01:17:35 --> 01:17:39: limited or or developing resources. And you know
acknowledging that
01:17:39 --> 01:17:44: ideally communities have the adequate financial and
institutional support to
01:17:44 --> 01:17:47: to provide these services as at a reasonable level and
01:17:47 --> 01:17:51: yet the reality is when communities lack financial and
institutional
01:17:51 --> 01:17:52: support.
01:17:52 --> 01:17:56: That they're often faced with challenging challenges of
improving and
01:17:56 --> 01:18:00: maintaining the infrastructure. I think one of the unique things
01:18:00 --> 01:18:04: about the N broad corridor in particular is that there's
01:18:04 --> 01:18:08: this really important balance between maintaining legacy
infrastructure in a
01:18:08 --> 01:18:11: in a city as old as as Philadelphia, there's there's
01:18:11 --> 01:18:16: aging infrastructure that needs a significant amount of
investment while
01:18:16 --> 01:18:20: at the same time prioritizing building infrastructure and public
spaces
01:18:20 --> 01:18:21: for the future and.
01:18:22 --> 01:18:25: Along the way you you can't sort of take that
01:18:25 --> 01:18:28: outside of the historical context where a lot of that
01:18:28 --> 01:18:32: legacy infrastructure has not been well maintained. And so
there's
01:18:32 --> 01:18:36: a healthy amount of skepticism when we're proposing to
invest
01:18:36 --> 01:18:39: new capital dollars into new infrastructure without the sort of
01:18:39 --> 01:18:44: dedicated revenue and institutional support to maintain those
those investments.
01:18:44 --> 01:18:46: So if we go to the next slide.
01:18:47 --> 01:18:50: You'll see here a little bit more of the kind
01:18:50 --> 01:18:53: of context of of the N broad corridor that the
01:18:53 --> 01:18:57: area that we kind of studied for this technical assistance
01:18:57 --> 01:19:00: panel was really a four mile stretch of Broad Street
01:19:00 --> 01:19:04: which that little tiny square at the bottom of the

01:19:04 --> 01:19:07: map that's City Hall. So it's really on the kind
01:19:07 --> 01:19:10: of North apron of of City Hall up to Germantown
01:19:10 --> 01:19:13: Ave. towards the north. Important to note you know, N
01:19:13 --> 01:19:16: broad St. in particular is also home to the second
01:19:16 --> 01:19:17: most popular.
01:19:17 --> 01:19:22: Transit line in the Philadelphia region that the Broad Street
01:19:22 --> 01:19:25: line carries about 115,000 trips a day. It's sort of
01:19:25 --> 01:19:30: peppered with a number of of uses, residential, industrial,
institutional,
01:19:31 --> 01:19:36: including being home to Temple University, Temple
University Health system
01:19:36 --> 01:19:40: as well as Shriners Hospital and especially towards the kind
01:19:40 --> 01:19:44: of southern half of this district. You're seeing it a
01:19:44 --> 01:19:47: significant amount of of reinvestment largely driven.
01:19:47 --> 01:19:51: By multifamily, but also a significant amount of new kind
01:19:51 --> 01:19:55: of entertainment and hospitality uses as well. And so that
01:19:55 --> 01:19:58: just provides a little bit of sort of context for
01:19:58 --> 01:20:01: the area. It's also important to note that it still
01:20:01 --> 01:20:06: serves as a pretty significant vehicular artery between
Philadelphia County
01:20:06 --> 01:20:09: and Bucks County, sort of one of the sort of
01:20:09 --> 01:20:13: fast growing suburbs outside of the city of Philadelphia as
01:20:13 --> 01:20:15: well. So if we go to the next slide.
01:20:17 --> 01:20:20: The the report was really kind of broad ranging in
01:20:20 --> 01:20:24: terms of its overall recommendations about how to kind of
01:20:25 --> 01:20:29: develop the the resources necessary, both the kind of social
01:20:29 --> 01:20:33: and relationship resources as well as the kind of financial
01:20:33 --> 01:20:38: resources in order to support organizations like the N broad
01:20:38 --> 01:20:42: renaissance in their mission to adequately maintain clean
and and
01:20:42 --> 01:20:47: program public infrastructure. You know these some of the.
01:20:47 --> 01:20:49: This year you can kind of get more background on
01:20:49 --> 01:20:51: by reading the full report and I have a link
01:20:51 --> 01:20:54: to that at the end of the presentation around engaging
01:20:54 --> 01:20:59: local businesses, enhancing marketing opportunities,
monetizing various assets throughout the
01:20:59 --> 01:21:03: district and evaluating and you know refining, realigning with
broad
01:21:03 --> 01:21:06: renaissance mission and strategy. But what I wanted to take
01:21:06 --> 01:21:08: a few minutes today to specifically touch on was was
01:21:08 --> 01:21:12: recommendation #4, which was really developing a policy
framework for
01:21:12 --> 01:21:14: resource and financial independence.

01:21:15 --> 01:21:18: And so and the the key here too is and
01:21:18 --> 01:21:21: the way that we've kind of approached this panel was
01:21:21 --> 01:21:23: to say you know N broad is not in a
01:21:23 --> 01:21:26: unique position and that a lot of the the recommendations
01:21:26 --> 01:21:29: that we were developing here were developed in a way
01:21:29 --> 01:21:32: that they that we hoped they could be sort of
01:21:32 --> 01:21:36: replicated in cities and and you know other neighborhoods in
01:21:36 --> 01:21:39: Philadelphia and other cities across North America. So if we
01:21:39 --> 01:21:40: go to the next slide.
01:21:42 --> 01:21:45: As we zoom in on developing a policy framework for
01:21:45 --> 01:21:49: for resource and financial independence, I'm actually happy
to share
01:21:49 --> 01:21:52: a number of of kind of key accomplishments even since
01:21:52 --> 01:21:54: only June of of 2022 when we first conducted this
01:21:54 --> 01:21:58: this technical Assistance Panel. The first and foremost was
really
01:21:58 --> 01:22:01: looking at the creation of a Business Improvement District.
And
01:22:01 --> 01:22:04: so as I mentioned that that sort of southern half
01:22:04 --> 01:22:07: of of the N broad corridor has recently seen a
01:22:07 --> 01:22:10: significant amount of new private investment and as we were
01:22:10 --> 01:22:12: just talking about the importance of of.
01:22:12 --> 01:22:16: Kind of value capture. The N Broad renaissance was
successful
01:22:16 --> 01:22:19: in sort of the the legislative process of forming a
01:22:19 --> 01:22:23: Business Improvement District. And then after a significant
amount of
01:22:23 --> 01:22:26: feasibility work determined that both the kind of you know
01:22:26 --> 01:22:30: commercial density and accessible properties and and
property values were
01:22:30 --> 01:22:33: there to kind of create a bid that's expected to
01:22:33 --> 01:22:36: raise you know \$750,000 in its first year and upwards
01:22:36 --> 01:22:40: of \$1,000,000 by year five in sort of sustainable revenue
01:22:40 --> 01:22:42: to kind of put back into the the project.
01:22:42 --> 01:22:46: And and the infrastructure improvements that it was
advocating for.
01:22:46 --> 01:22:49: There's a few other ideas here, but I want to
01:22:49 --> 01:22:51: spend the most time on these last three because I
01:22:52 --> 01:22:54: thought they were maybe most unique or or rather not
01:22:55 --> 01:22:58: unique but instead potentially replicable. One of the one of
01:22:58 --> 01:23:01: the ideas was to really look at earned revenue stream.
01:23:01 --> 01:23:05: This came from an idea out of another Business
Improvement
01:23:05 --> 01:23:08: District here in Philadelphia, the University City District.

01:23:09 --> 01:23:12: Where they have actually created their own a separate nonprofit

01:23:12 --> 01:23:16: called Green City Works, where they train a workforce for

01:23:16 --> 01:23:20: landscaping and maintenance services. They the bid then contracts to

01:23:20 --> 01:23:24: themselves effectively to provide those services in the district. But

01:23:24 --> 01:23:26: at the same time they now have a trained workforce

01:23:26 --> 01:23:30: that they also engage in fee for service contracts with

01:23:30 --> 01:23:35: nearby institutions, universities, hospital systems, REITs and other private stakeholders

01:23:35 --> 01:23:38: and are generating beyond the accessible revenue by basically.

01:23:39 --> 01:23:43: Contracting out there, they're greening and and and maintenance teams.

01:23:43 --> 01:23:46: And so this presented a really great opportunity now that

01:23:46 --> 01:23:50: N broad Renaissance has created their Business Improvement District. They'll

01:23:50 --> 01:23:53: have the financial resources, resources to invest in a kind

01:23:53 --> 01:23:57: of Labor force for their greening and maintenance and and

01:23:57 --> 01:24:00: a sort of suggestion or recommendation here was to figure

01:24:00 --> 01:24:03: out how to monetize that even further by contracting out

01:24:03 --> 01:24:05: to the sort of institutionally rich corridor.

01:24:07 --> 01:24:11: Another sort of model here for sustained revenue generation was

01:24:11 --> 01:24:14: really looking at real estate and land leases. There are

01:24:14 --> 01:24:18: still a number of publicly owned properties that sort of

01:24:18 --> 01:24:21: pepper, you know up and down the the N broad

01:24:21 --> 01:24:25: corridor and there's one sort of specific example that's worked

01:24:25 --> 01:24:29: really well and and probably opportunities to replicate that. And

01:24:29 --> 01:24:32: so Live Nation opened a new concert venue along the

01:24:32 --> 01:24:36: corridor and adjacent to the property was a publicly owned.

01:24:36 --> 01:24:40: Parcel that that was really just a vacant lot at

01:24:40 --> 01:24:43: the time the city you know sublease that to the

01:24:43 --> 01:24:46: N broad renaissance for \$1.00 a year and then N

01:24:46 --> 01:24:50: broad then subleases that to Live Nation to use for

01:24:50 --> 01:24:54: their their loadins and and sort of the the operations

01:24:54 --> 01:24:58: of of their building as well and that's that's generated

01:24:58 --> 01:25:00: roughly 40 to \$50,000 a year so not a huge

01:25:01 --> 01:25:02: amount of of of of.

01:25:03 --> 01:25:06: Of capital. But you know should you be able to

01:25:06 --> 01:25:08: kind of replicate that a few times over across the

01:25:08 --> 01:25:11: corridor could really generate the resources required on top of

01:25:11 --> 01:25:15: the resources generated from these other initiatives to start to

01:25:15 --> 01:25:18: kind of create this kind of sustainable maintenance model. And

01:25:18 --> 01:25:20: then the last area which I think really kind of

01:25:20 --> 01:25:23: uniquely touches on today's conversation too is, is around the

01:25:23 --> 01:25:27: opportunity of stormwater management and greening. It's it's probably important

01:25:27 --> 01:25:31: to note in Philadelphia we've taken the approach to increasing

01:25:31 --> 01:25:33: our our stormwater management capacity not by.

01:25:33 --> 01:25:37: By increasing increasing the size of our sewers but looking

01:25:37 --> 01:25:40: at natural ways to capture rainwater and so rather than

01:25:40 --> 01:25:43: giant infrastructure projects of of tearing up our roads and

01:25:44 --> 01:25:47: and and increasing our our sewer sizes. We've we've gone

01:25:47 --> 01:25:50: the route of of creating you know rain gardens that

01:25:50 --> 01:25:53: almost every corner and and sort of these looking at

01:25:53 --> 01:25:56: large industrial sites in order to kind of look at

01:25:56 --> 01:26:00: where we can create some impervious services and and and

01:26:00 --> 01:26:01: capture more or more rainwater.

01:26:03 --> 01:26:06: In particular though part of that strategy has been re

01:26:06 --> 01:26:09: sort of realigning our tax policy to increase the burden

01:26:09 --> 01:26:13: of of large institutional sites with large impervious services to

01:26:13 --> 01:26:17: pay more for their stormwater management in a neighborhood like

01:26:17 --> 01:26:20: N broad especially along the northern kind of section of

01:26:21 --> 01:26:23: N broad and and in sort of poor communities across

01:26:24 --> 01:26:27: the country, you can imagine that there's a higher concentration

01:26:27 --> 01:26:31: of impervious surfaces. And so the the kind of policy

01:26:31 --> 01:26:32: question for us is.

01:26:32 --> 01:26:35: There a way to kind of advocate for more of

01:26:35 --> 01:26:38: those, more of those, those tax dollars to be sort

01:26:38 --> 01:26:42: of put to use specifically in the neighborhoods in which

01:26:42 --> 01:26:44: they're being assessed?

01:26:45 --> 01:26:47: And so that you can start to make these stormwater

01:26:47 --> 01:26:51: management improvements along the N broad corridor, specifically along the

01:26:51 --> 01:26:54: northern end, but at the same time tie those improvements

01:26:54 --> 01:26:57: because they're going to be landscape oriented to the sort

01:26:57 --> 01:27:00: of improvement of of public spaces and and infrastructure as

01:27:00 --> 01:27:03: well. So we've been really excited that even since June
01:27:03 --> 01:27:06: there's been a number of recommendations of the panel put
01:27:06 --> 01:27:09: forward that the N broad renaissance has been really
successful
01:27:09 --> 01:27:12: in implementing already. This is just one, you know, fifth
01:27:12 --> 01:27:14: of the recommendations and just the.
01:27:14 --> 01:27:17: View of of the sort of sub recommendations within that
01:27:17 --> 01:27:20: category. So they've been making a lot of progress and
01:27:20 --> 01:27:23: we're we're really excited about that. But obviously there's
still
01:27:24 --> 01:27:26: a long way to go. So I'll invite everyone as
01:27:26 --> 01:27:28: I kind of wrap up here just to kind of
01:27:28 --> 01:27:30: take a look at the full report which you can
01:27:30 --> 01:27:34: find on our website at philadelphia.uli.org. But really, you
know,
01:27:34 --> 01:27:37: great to hear everyone's presentations earlier today and and
I'm,
01:27:37 --> 01:27:40: you know, my head is spinning right now about how
01:27:40 --> 01:27:42: to connect a lot of those best practices to the
01:27:42 --> 01:27:44: kind of ongoing maintenance.
01:27:44 --> 01:27:48: Programming and and cleanliness of of a kind of legacy
01:27:48 --> 01:27:52: infrastructure ecosystem that we have along N broad in
Philadelphia.
01:27:52 --> 01:27:53: So thank you all.
01:27:54 --> 01:27:58: Great. Thank you, Kevin. So thank you everybody for joining
01:27:59 --> 01:28:03: today and especially to our UI team, Billy and Rihanna
01:28:03 --> 01:28:08: and our Speaker Matthew Craig, Golliver Yellow from
different parts
01:28:08 --> 01:28:12: of the world joining us today. So we want to
01:28:12 --> 01:28:13: invite you back.
01:28:13 --> 01:28:18: In three weeks for next conversation. This is about aging
01:28:18 --> 01:28:21: up in the city. We are seeing one in three
01:28:21 --> 01:28:25: working from home millennial families moving to urban areas.
CBD
01:28:26 --> 01:28:30: is converting into mixed-use density with living downtown. So
how
01:28:30 --> 01:28:35: do we include Community infrastructure, particularly bring all
of them
01:28:36 --> 01:28:39: under the same roof? That will be our focus of
01:28:39 --> 01:28:40: the conversation.
01:28:41 --> 01:28:45: So the last reminder is that please complete the survey
01:28:45 --> 01:28:48: and also rename your name to the full name so
01:28:49 --> 01:28:53: that we can provide you with credits for your education
01:28:53 --> 01:28:57: credentials. And if you have any further questions, feel free

01:28:57 --> 01:29:00: to send us an e-mail, go to the website and
01:29:01 --> 01:29:04: we welcome to see you all in three weeks. Thanks
01:29:04 --> 01:29:05: everyone.
01:29:10 --> 01:29:10: Thank you.
01:29:11 --> 01:29:12: Thank you. Bye, bye.

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