

# Webinar

## ULI Poland: The City of a Future

Date: June 23, 2020

**00:00:12 --> 00:00:16:** OK, good afternoon everybody. Good afternoon ladies and gentlemen,

**00:00:16 --> 00:00:20:** we have two past three and we decided to start

**00:00:20 --> 00:00:24:** our you live webinars are starting relatively on time and

**00:00:24 --> 00:00:25:** ending on time.

**00:00:25 --> 00:00:27:** My name is Dorothea Vista.

**00:00:27 --> 00:00:32:** Kineska caused rap. I'm a senior partner at Colliers International.

**00:00:32 --> 00:00:34:** And I'm a tournament of your life,

**00:00:34 --> 00:00:38:** Poland National Council and it's my great pleasure to welcome

**00:00:38 --> 00:00:41:** you to our conference or due to pandemic you like

**00:00:41 --> 00:00:46:** Poland decided not to further postpone our annual gatherings,

**00:00:46 --> 00:00:47:** but to shift it to online.

**00:00:47 --> 00:00:51:** As always, we're trying to keep very hard.

**00:00:51 --> 00:00:54:** So keep trying very hard to keep high quality of

**00:00:55 --> 00:00:58:** our events and we are always very thankful to our

**00:00:58 --> 00:01:03:** high level speaker that they accepted our invitation to join.

**00:01:03 --> 00:01:07:** This said, yeah this year this year conference consists out

**00:01:07 --> 00:01:10:** of five webinars on different topics,

**00:01:10 --> 00:01:13:** but all of them are around climate change and well

**00:01:13 --> 00:01:17:** being of people during such challenging times we are living

**00:01:17 --> 00:01:18:** it also.

**00:01:18 --> 00:01:21:** There is currently a lot of discussion about carpet 19

**00:01:21 --> 00:01:24:** and its impact on our business and life,

**00:01:24 --> 00:01:28:** but somehow we stop discussing so much about climate change.

**00:01:28 --> 00:01:31:** We are happy that the Sky is clear because the

**00:01:31 --> 00:01:33:** planes are grounded.

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

00:03:45 --> 00:03:48: world into integrating Brazilians into there.

00:03:48 --> 00:03:53: Day-to-day operations for the appointments of chief resilience officers and

00:03:53 --> 00:03:57: the development of resilience plans before joining the the network,

00:03:57 --> 00:04:00: I was the deputy mayor for the City of Asylum

00:04:00 --> 00:04:01: meeting in Greece.

00:04:01 --> 00:04:06: Thank you, Lena Dunham. Could you?

00:04:06 --> 00:04:09: Everybody thanks again for inviting me to this great panel

00:04:09 --> 00:04:10: discussion.

00:04:10 --> 00:04:11: My name is Dan Ringelstein.

00:04:11 --> 00:04:14: I'm the director of City design at Somd,

00:04:14 --> 00:04:16: based in our London office that swims a practice in

00:04:17 --> 00:04:18: actual practice of designers,

00:04:18 --> 00:04:22: architects, engineers, urban planners working around the globe,

00:04:22 --> 00:04:24: and I'm very pleased to be part of the dialogue

00:04:24 --> 00:04:27: and talk about some of the themes related to climate

00:04:27 --> 00:04:28: change,

00:04:28 --> 00:04:31: but also to see what we've been experiencing more recently

00:04:31 --> 00:04:34: and how that can maybe impact our cities going forward.

00:04:34 --> 00:04:37: Pleasure to be here.

00:04:37 --> 00:04:39: Thank you and the last panel is this new class

00:04:39 --> 00:04:40: new class.

00:04:40 --> 00:04:43: Can I ask you to introduce yourself?

00:04:43 --> 00:04:46: I, I'm just I'm responsible for investments,

00:04:46 --> 00:04:50: developments in Poland and it's a pleasure to be a

00:04:50 --> 00:04:51: panelist here.

00:04:54 --> 00:04:57: Thank you for our fantastic panelist.

00:04:57 --> 00:05:00: I will say that I am a head of real

00:05:00 --> 00:05:05: estate Department in Greenberg Traurig and as I mentioned before

00:05:05 --> 00:05:08: I had a great pleasure to to be involved in

00:05:08 --> 00:05:13: this webinar. Let allow me to propose two days agenda.

00:05:13 --> 00:05:18: Today we'll discuss with our panelists on the following topics,

00:05:18 --> 00:05:22: how the vision of the city changed in view of

00:05:22 --> 00:05:23: the pandemic.

00:05:23 --> 00:05:26: Is dealing with climate a luxury now?

00:05:26 --> 00:05:31: Can resilient cities answer better to the pandemic crisis?

00:05:31 --> 00:05:36: First we will ask Danielle to show us his presentation

00:05:36 --> 00:05:40: illustrating a new concept of the cities.

00:05:40 --> 00:05:44: Nowadays we would like to have this web and are

00:05:44 --> 00:05:48: very interactive and in fact in depends on you,

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

innovative.

00:08:21 --> 00:08:25: They didn't sentry Portuguese Prime Minister under the reign of

00:08:25 --> 00:08:26: King Joseph,

00:08:26 --> 00:08:30: the first Sebastiano I'll send the Mail off.

00:08:30 --> 00:08:35: Marques de Pombal rebuilt Liz Bond to how is still

00:08:35 --> 00:08:36: looks to day.

00:08:36 --> 00:08:41: Fantastic that he was really a great urbanist and had

00:08:41 --> 00:08:42: a great vision.

00:08:42 --> 00:08:47: Becausw Lisbon is exactly as it was built to centuries

00:08:47 --> 00:08:48: ago.

00:08:48 --> 00:08:52: The example may sound familiar to us.

00:08:52 --> 00:08:55: Becausw the.

00:08:55 --> 00:09:01: Design of the of.

00:09:01 --> 00:09:07: Lisbon was after the huge disaster which Portugal face.

00:09:07 --> 00:09:11: The example may sound familiar to us as the reason

00:09:12 --> 00:09:15: was exactly a natural disaster,

00:09:15 --> 00:09:18: although not epidemic but massive fire,

00:09:18 --> 00:09:22: but still is the same type of disaster.

00:09:22 --> 00:09:26: They works exist and function to this day.

00:09:26 --> 00:09:30: Our generation faces another challenge.

00:09:30 --> 00:09:35: How to redesign. Our cities to make living the easier

00:09:35 --> 00:09:39: in times of heaven forbid a future epidemic and other

00:09:40 --> 00:09:45: possible disaster that may affect us or future generation.

00:09:45 --> 00:09:47: Now we are facing covid.

00:09:47 --> 00:09:50: We cannot say that 'cause it will go.

00:09:50 --> 00:09:54: We know that this pandemia this virus will be living

00:09:55 --> 00:09:55: with us.

00:09:55 --> 00:09:59: That's why we have to find a way how to.

00:09:59 --> 00:10:02: I cannot say collaborate with the virus.

00:10:02 --> 00:10:06: But how to live in our cities with the virus

00:10:06 --> 00:10:07: done?

00:10:07 --> 00:10:11: Can I ask you to make a presentation about the

00:10:11 --> 00:10:16: future cities and how we respond to this challenge?

00:10:16 --> 00:10:19: Sure thing, happy to let me just share my screen.

00:10:19 --> 00:10:21: Hopefully this will work efficiently.

00:10:28 --> 00:10:30: Hopefully you can see my screen.

00:10:30 --> 00:10:33: It's titled adaptive city. Is it working?

00:10:36 --> 00:10:38: Yeah, OK.

00:10:38 --> 00:10:41: Eczema Lex again very much she'll answer for inviting me

00:10:41 --> 00:10:41: to talk today.

00:10:41 --> 00:10:44: I think as we were first talking about this conference

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

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

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



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

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

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

00:21:31 --> 00:21:35: but rethinking the public round harvesting space for people changing

00:21:35 --> 00:21:39: modes of transit wherever possible to make it more impactful

00:21:39 --> 00:21:41: in terms of less impact to the climate.

00:21:43 --> 00:21:46: So the 4th theme is really what we're calling to

00:21:46 --> 00:21:47: the 15 minute city,

00:21:47 --> 00:21:51: and this is about creating more balanced mix communities throughout

00:21:51 --> 00:21:53: the Metropolitan area.

00:21:53 --> 00:21:55: This is something that I think is really been coined

00:21:55 --> 00:21:57: by the mayor of Paris as part of her reelection

00:21:58 --> 00:22:01: agenda to create a series of neighborhoods without throughout Paris

00:22:01 --> 00:22:05: that within 15 minutes walk you have every single thing

00:22:05 --> 00:22:05: you need.

00:22:05 --> 00:22:07: Whether it's a place of work.

00:22:07 --> 00:22:10: A place to shop and educational spaces.

00:22:10 --> 00:22:14: School regarding everything that everyone would need for the majority

00:22:14 --> 00:22:17: of their urban lives could be within 1/4 of an

00:22:17 --> 00:22:20: hour or 15 minute walk or cycle ride from their

00:22:20 --> 00:22:24: home. Doing this would help to take pressure off of

00:22:24 --> 00:22:25: city center areas,

00:22:25 --> 00:22:27: particularly in times like this,

00:22:27 --> 00:22:30: so that people don't always have to travel into the

00:22:30 --> 00:22:32: center of the city to get what they need to

00:22:32 --> 00:22:36: do their work to access education or something they need

00:22:36 --> 00:22:39: to purchase it to move on with their lives.

00:22:39 --> 00:22:42: So we think this could also lead to thinking about

00:22:42 --> 00:22:44: densifying certain places,

00:22:44 --> 00:22:48: certain areas within cities that are appropriate to its context,

00:22:48 --> 00:22:52: but to intensify activities, diversify the uses that take place

00:22:52 --> 00:22:56: in these areas to provide more vibrancy and our broader

00:22:56 --> 00:23:00: choice of services within a close proximity to where you

00:23:00 --> 00:23:01: work in the.

00:23:03 --> 00:23:07: And of course they should also include social amenities,

00:23:07 --> 00:23:09: community centers, parks, recreation areas,

00:23:09 --> 00:23:14: religious facilities, schools, and creches things like this that really

00:23:14 --> 00:23:16: can help animate and bring people together.

00:23:16 --> 00:23:17: Even times like this.

00:23:20 --> 00:23:23: We also been looking at sort of models of mixing

00:23:23 --> 00:23:26: employment with housing and how can you create a healthy

00:23:26 --> 00:23:30: environment where you can have maybe some makerspaces and sort

00:23:30 --> 00:23:33: of thinking around spaces. Whether it's for 3D printing or

00:23:33 --> 00:23:34: bakery or smaller,

00:23:34 --> 00:23:38: quieter light industrial employment which we see throughout suburban areas

00:23:38 --> 00:23:42: of our cities but also intermingling that with housing above

00:23:42 --> 00:23:44: so you can live and work in the same urban

00:23:44 --> 00:23:48: block. We think as technologies increase in his industry,

00:23:48 --> 00:23:50: 4.0 moves forward. You know,

00:23:50 --> 00:23:55: this kind of hybrid development could be much more viable

00:23:55 --> 00:23:58: than it has been in the past.

00:23:58 --> 00:24:00: And then just the last point here is really something

00:24:00 --> 00:24:02: we're calling the Elastic City,

00:24:02 --> 00:24:05: which is really about a city that works in multiple

00:24:05 --> 00:24:05: directions,

00:24:05 --> 00:24:08: not a singular direction is really pointing to the need

00:24:08 --> 00:24:09: to promote,

00:24:09 --> 00:24:13: and we think some of our urban movement systems.

00:24:13 --> 00:24:16: So if we can help major much partners move away

00:24:16 --> 00:24:19: from a hub and spoke type of transportation network into

00:24:19 --> 00:24:23: something that's much more multidirectional multiple choices.

00:24:23 --> 00:24:26: We think that will help take pressure off of the

00:24:26 --> 00:24:29: major systems that are under stress and times like this.

00:24:29 --> 00:24:33: I think in London. TfL is saying that the tube

00:24:33 --> 00:24:36: and rail system is really going to be a 15

00:24:36 --> 00:24:36: to 20%

00:24:36 --> 00:24:40: maximum capacity. During times of social distancing,

00:24:40 --> 00:24:43: at least 2 meters, so how do people move around?

00:24:43 --> 00:24:48: They need more choices, more different varieties of movement through

00:24:48 --> 00:24:49: the city.

00:24:49 --> 00:24:50: So Greater London looks like this.

00:24:50 --> 00:24:53: It's very much a traditional hub and spoke system.

00:24:53 --> 00:24:55: All. All paths lead to the center as you can

00:24:56 --> 00:24:57: find in most Metropolitan areas.

00:24:57 --> 00:24:59: I think around the world,

00:24:59 --> 00:25:01: but it reveals there's a series of gaps here in

00:25:01 --> 00:25:03: whites in the outer areas of cities,

00:25:03 --> 00:25:06: so if we could create more circumstantial can networks that

00:25:06 --> 00:25:10: connects urban areas connect lower density areas together left to

00:25:10 --> 00:25:11: right East,

00:25:11 --> 00:25:14: West, North, South, that would also help provide opportunities for

00:25:14 --> 00:25:15: development.

00:25:15 --> 00:25:18: Take place outside the center to take pressure off of

00:25:18 --> 00:25:19: the center.

00:25:19 --> 00:25:22: By the way, we calculated that if we're able to

00:25:22 --> 00:25:23: do this in London,

00:25:23 --> 00:25:26: we could flip the 2/3 private car usage is over

00:25:26 --> 00:25:28: to 2/3 public transit usage,

00:25:28 --> 00:25:31: which could really take out three million tons of carbon

00:25:31 --> 00:25:31: a year,

00:25:31 --> 00:25:35: which is a significant change for climate change in this

00:25:35 --> 00:25:35: too.

00:25:35 --> 00:25:39: So this can also help to address multiple things at

00:25:39 --> 00:25:39: once.

00:25:39 --> 00:25:42: So we're looking at things like the light rail systems

00:25:42 --> 00:25:45: that are recently been developed in London and how we

00:25:45 --> 00:25:48: can expand upon those with last Mile Transit with

00:25:48 --> 00:25:51: autonomous shuttles. These could be also secure during times of

00:25:51 --> 00:25:55: pandemic. The clean, smaller units of people traveling together versus

00:25:56 --> 00:25:57: larger quantities of people.

00:25:57 --> 00:26:01: Yeah, and so then really promoting these other soft mobility

00:26:01 --> 00:26:02: modes.

00:26:02 --> 00:26:06: So walking, cycling, scooters, this micro transit that's coming.

00:26:06 --> 00:26:09: I think very soon to sort of add onto the

00:26:09 --> 00:26:13: major mass transit systems that we have in our cities

00:26:13 --> 00:26:16: just to kind of provide more resiliency in the system

00:26:16 --> 00:26:19: in that way. And we've been looking at how these

00:26:19 --> 00:26:22: could be incorporated in even within historic city centers

00:26:22 --> 00:26:25: using some of the more finer grain networks of streets where

00:26:25 --> 00:26:28: these vehicles could into the mix and mingle with pedestrians

00:26:28 --> 00:26:29: and cyclists.

00:26:29 --> 00:26:31: And very.

00:26:31 --> 00:26:34: Clear way once the technology is really ready for that

00:26:34 --> 00:26:34: to happen.

00:26:34 --> 00:26:37: So these are things we should be having in the

00:26:37 --> 00:26:40: back of our minds to to advance further as the

00:26:40 --> 00:26:42: technology comes on board.

00:26:42 --> 00:26:44: And so all this could really lead to more Poly

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

00:28:42 --> 00:28:45: If there are some?

00:28:45 --> 00:28:50: Additional changes could you, could you elaborate it a little

00:28:50 --> 00:28:51: bit more?

00:28:51 --> 00:28:54: Sure, and just say I would love to live in

00:28:54 --> 00:28:57: the city that described it.

00:28:57 --> 00:28:59: Seems that open to various into,

00:28:59 --> 00:29:03: like you know, increasing that limit.

00:29:03 --> 00:29:06: So there were a few different questions.

00:29:06 --> 00:29:10: So first of all, for us with this important in

00:29:10 --> 00:29:14: terms of resilience is not the ability of the city

00:29:14 --> 00:29:18: or the system to to survive and adapt,

00:29:18 --> 00:29:22: but actually thrive in the face of different.

00:29:22 --> 00:29:27: Challenges, shocks or stresses. So the important piece here

00:29:27 --> 00:29:30: is

00:29:27 --> 00:29:30: this is drive because in most cases.

00:29:30 --> 00:29:33: The goal is not to go back at the status

00:29:33 --> 00:29:33: quo,

00:29:33 --> 00:29:36: which was and is the source of.

00:29:36 --> 00:29:40: The problem itself is to actually understand what worked and

00:29:40 --> 00:29:44: what didn't work and try to fundamentally change it.

00:29:44 --> 00:29:47: And I think this crisis.

00:29:47 --> 00:29:49: Showed us a few things.

00:29:49 --> 00:29:54: First of all, I think it highlighted the systemic weaknesses

00:29:54 --> 00:29:55: of our systems,

00:29:55 --> 00:29:59: and we've seen it in cities where the issues of

00:29:59 --> 00:30:01: food security were highlighted.

00:30:01 --> 00:30:05: Even in cities like London where food security was an

00:30:05 --> 00:30:09: issue and you know very short and just in time

00:30:09 --> 00:30:10: supply chains,

00:30:10 --> 00:30:12: this was even worse. Of course,

00:30:12 --> 00:30:15: in CPS you know, in Asia in India and in

00:30:16 --> 00:30:16: Africa,

00:30:16 --> 00:30:21: issues around water safety. And access to water systemic

00:30:21 --> 00:30:23: racism

00:30:21 --> 00:30:23: that we see it in in,

00:30:23 --> 00:30:26: in in EU. In the US the importance of the

00:30:26 --> 00:30:30: frontline workers where our society and how we've treated

00:30:30 --> 00:30:32: them

00:30:30 --> 00:30:32: throughout this decade.

00:30:32 --> 00:30:36: It also showed us they need for data for transparent

00:30:36 --> 00:30:39: leadership for community resilience,

00:30:39 --> 00:30:43: the importance of leadership and give their signal just as

00:30:43 --> 00:30:46: a decision-making top down approach.



00:30:46 --> 00:30:49: But as you know, assistant.

00:30:49 --> 00:30:52: It also. And also showed us that we are all

00:30:52 --> 00:30:57: vulnerable even the most wealthy biggest cities in the world

00:30:57 --> 00:31:01: are vulnerable and that created also a bigger awareness in

00:31:01 --> 00:31:05: terms of risk that I think we can actually use

00:31:05 --> 00:31:06: it in how we address the.

00:31:06 --> 00:31:10: The bigger the biggest elephant in the room which is

00:31:10 --> 00:31:12: which is climate change.

00:31:12 --> 00:31:15: Now I think the question is on Daniel kind of

00:31:15 --> 00:31:18: identified the different systems,

00:31:18 --> 00:31:22: the different visions and a lot of our cities weather

00:31:22 --> 00:31:23: this is Milan,

00:31:23 --> 00:31:25: Paris, Barcelona. Are already doing,

00:31:25 --> 00:31:30: you know, our pedestrianising their streets are putting cycling

00:31:30 --> 00:31:30: parts

00:31:30 --> 00:31:33: and so on,

00:31:30 --> 00:31:33: but the question for me is on for for,

00:31:33 --> 00:31:34: for, for the work we do.

00:31:34 --> 00:31:38: What kind of governance structures we need to put in

00:31:38 --> 00:31:38: place?

00:31:38 --> 00:31:42: What are the changes that the municipal governments need

00:31:42 --> 00:31:45: to

00:31:42 --> 00:31:45: make in order to be able to address these changes

00:31:45 --> 00:31:47: and make these changes?

00:31:47 --> 00:31:50: What partnerships they need to develop?

00:31:50 --> 00:31:53: Especially if you take into consideration that cities will be

00:31:54 --> 00:31:54: in a big.

00:31:54 --> 00:31:57: Fiscal constraints cities like Houston,

00:31:57 --> 00:32:00: we lose half a billion of revenues within this year.

00:32:00 --> 00:32:03: You know what does it mean for this is how

00:32:03 --> 00:32:07: are they going to actually do these investments,

00:32:07 --> 00:32:11: how they can maintain basic infrastructure and basic services

00:32:11 --> 00:32:13: based

00:32:11 --> 00:32:13: on this fiscal constraints,

00:32:13 --> 00:32:16: which brings us into the role of the real estate

00:32:17 --> 00:32:21: sector of the investors of public private partnerships and how

00:32:21 --> 00:32:24: we need to rethink and how we need to see

00:32:24 --> 00:32:29: all of these projects. From a multi benefit multi hazard,

00:32:29 --> 00:32:31: an multistakeholder lens.

00:32:33 --> 00:32:37: Now there are a lot of changes and a lot

00:32:37 --> 00:32:38: of unknown issues.

00:32:38 --> 00:32:42: What we will face in the future and new class.

00:32:42 --> 00:32:46: It's a question to your last three months.

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

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

00:36:56 --> 00:36:58: We would like to to meet.

00:36:58 --> 00:37:02: We cannot be isolated and that's why I would like

00:37:02 --> 00:37:07: to ask Don because I read several articles saying that

00:37:07 --> 00:37:10: it is the end of the era of the megacities

00:37:10 --> 00:37:17: that megacities. Has gone that our night life is gone.

00:37:17 --> 00:37:21: Is it through from your perspective or what kind of

00:37:21 --> 00:37:23: thoughts do you have?

00:37:23 --> 00:37:26: But I think that term megacity is a loaded term,

00:37:26 --> 00:37:29: so I guess we have to be careful how we

00:37:29 --> 00:37:30: would define megacity.

00:37:30 --> 00:37:34: I would just underline what Nicholas just said.

00:37:34 --> 00:37:37: I think that the city pure and simple will always

00:37:37 --> 00:37:38: still be needed.

00:37:38 --> 00:37:42: It always has been. It's where innovation takes place.

00:37:42 --> 00:37:46: It's where advances and our human condition takes place.

00:37:46 --> 00:37:48: It's where people rub shoulders.

00:37:48 --> 00:37:52: It's where you can get investors to support your latest

00:37:52 --> 00:37:54: idea to take it to market.

00:37:54 --> 00:37:57: It's where we go. Find cultures where we kind of

00:37:57 --> 00:37:58: have fun.

00:37:58 --> 00:38:01: That's where we meet and greet our friends and her

00:38:01 --> 00:38:02: family and celebrate life.

00:38:02 --> 00:38:05: So I. The megacity, I mean,

00:38:05 --> 00:38:07: I think that's if you're thinking of sort of the

00:38:08 --> 00:38:10: new Chinese cities that are coming on line,

00:38:10 --> 00:38:12: I think that.

00:38:12 --> 00:38:15: Another mega cities in Saudi Arabia that we've also been

00:38:15 --> 00:38:20: looking into and trying to help that that government

00:38:20 --> 00:38:22: established.

00:38:20 --> 00:38:22: Everyone now is talking about a more Humane city,

00:38:22 --> 00:38:25: even if they're building new City from scratch.

00:38:25 --> 00:38:29: So talking about the social aspects of community cohesion.

00:38:29 --> 00:38:33: The connections to nature, so it's not just about density

00:38:33 --> 00:38:35: and number of flats and number of jobs.

00:38:35 --> 00:38:39: It's really about the life that that people can have

00:38:39 --> 00:38:40: coming together.

00:38:40 --> 00:38:43: So I think we're going to see a more Humane,

00:38:43 --> 00:38:47: I think approach reinforced, hopefully in better balance with

00:38:47 --> 00:38:48: our

00:38:47 --> 00:38:48: planet as well.

00:38:48 --> 00:38:52: And in cities that can adapt and be resilient to

00:38:52 --> 00:38:56: whatever forces of nature other brought upon them.

00:38:56 --> 00:39:00: Uh huh. I think that we are very curious what

00:39:00 --> 00:39:04: is the opinion of our audience about it.

00:39:04 --> 00:39:07: Oh, gotcha can we? Can we put on the on

00:39:07 --> 00:39:10: the screen and I will ask all of the participant

00:39:10 --> 00:39:13: just to mark the answer for this question.

00:39:13 --> 00:39:17: And then we'll summarize at the end of our Web

00:39:17 --> 00:39:17: and R.

00:39:17 --> 00:39:21: What is your opinion about megacities and whether they will

00:39:22 --> 00:39:23: be existing on the rules?

00:39:23 --> 00:39:25: Have no no, no this one.

00:39:25 --> 00:39:28: The second one please. This one will skip.

00:39:31 --> 00:39:33: OK.

00:39:33 --> 00:39:37: Could you could you please mark up and then we'll

00:39:37 --> 00:39:37: see.

00:39:43 --> 00:39:46: Great, thank you.

00:39:46 --> 00:39:52: And her Nicholas, what is what is your idea about?

00:39:52 --> 00:39:55: We're creating a hops, not one city center,

00:39:55 --> 00:39:58: whether it is from your perspective as a developer,

00:39:58 --> 00:40:01: it is the idea what what you will be following

00:40:01 --> 00:40:04: or how it looks like from your perspective.

00:40:04 --> 00:40:07: This is a trend that we will for sure continue

00:40:07 --> 00:40:11: following an one of our developments in the water brewery

00:40:11 --> 00:40:14: where we have a lot of mixed use development.

00:40:14 --> 00:40:17: A lot of restaurants was very very interesting,

00:40:17 --> 00:40:22: younger last three months of Kovid we've seen even stronger

00:40:22 --> 00:40:24: interest as well to do more.

00:40:24 --> 00:40:27: Both leases, both from officers from as well from a

00:40:27 --> 00:40:28: retail perspective,

00:40:28 --> 00:40:31: because people want to get closer to this kind of

00:40:31 --> 00:40:34: areas where you have this kind of stones where you

00:40:34 --> 00:40:37: can't get access to everything you need with a very

00:40:37 --> 00:40:40: short distance. So we see really business of vital part

00:40:40 --> 00:40:43: of our business model and this is vital part.

00:40:43 --> 00:40:46: What we're doing. Then we do all those things in

00:40:46 --> 00:40:49: a Safeway so we implementing all these new technologies to

00:40:50 --> 00:40:52: make sure that it's safe for the inhabitant.

00:40:52 --> 00:40:55: It's safer if visitors come into this project.

00:40:55 --> 00:40:59: And also what you see both in our retail projects

00:40:59 --> 00:40:59: as well.

00:40:59 --> 00:41:03: You see all these speak squares outside being used for

00:41:03 --> 00:41:07: meeting greet places for people visiting the centers?

00:41:07 --> 00:41:11: What has surprised us is limit that we see already

00:41:11 --> 00:41:14: now and much quicker return to what we call the

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

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

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



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

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

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

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

00:55:11 --> 00:55:12: be reconfigured.

00:55:12 --> 00:55:14: Different ways for different events,

00:55:14 --> 00:55:17: different conditions where we can still have stalls of of

00:55:17 --> 00:55:20: food trucks that can still sell their goods but can

00:55:20 --> 00:55:23: organize people in lines or in a way that they're

00:55:23 --> 00:55:25: not on top one another.

00:55:25 --> 00:55:28: But I think sort of more flexible leading urban spaces

00:55:28 --> 00:55:30: and market halls and things like that.

00:55:30 --> 00:55:33: That can change.

00:55:33 --> 00:55:37: The next question is total down to what extent the

00:55:37 --> 00:55:41: principles of GNU urbanes as the right responses to the

00:55:42 --> 00:55:44: actual C virus or barn challenges.

00:55:44 --> 00:55:48: Well, I think that I'm definitely proponent of new urbanism.

00:55:48 --> 00:55:51: I I don't necessarily promote their architectural languages,

00:55:51 --> 00:55:54: tends to be very historical and thinking,

00:55:54 --> 00:55:57: but the urban design principles are really spot on with

00:55:57 --> 00:55:58: their new urbanist care.

00:55:58 --> 00:56:02: About are bringing activity 2 streets and places is about

00:56:02 --> 00:56:02: mix of use.

00:56:02 --> 00:56:05: It's about intensity of development.

00:56:05 --> 00:56:07: Even in the suburban sort of project of new urban,

00:56:07 --> 00:56:11: it's usually denser than the typical suburban residential

00:56:11 --> 00:56:14: project,

00:56:14 --> 00:56:17: so I think it is a good model 'cause it's

00:56:17 --> 00:56:20: really based on bringing community together in spaces.

00:56:20 --> 00:56:24: And in mixed use town centers that are vibrant,

00:56:24 --> 00:56:27: it's very much promoting that 15 minute city idea was

00:56:27 --> 00:56:30: talking about the new Urbanists are really.

00:56:30 --> 00:56:32: Talking about the same principles.

00:56:32 --> 00:56:36: Uh huh.

00:56:36 --> 00:56:40: The next question is, like the speaker said,

00:56:40 --> 00:56:41: cities are essential in order not to completely build the

00:56:41 --> 00:56:43: rural areas.

00:56:43 --> 00:56:47: Question is how to make them more human,

00:56:47 --> 00:56:49: more open, more transparent. How does Nicholas see this?

00:56:49 --> 00:56:54: More more open type of city?

00:56:54 --> 00:56:57: How to get Polish developers to making projects that giving

00:56:57 --> 00:57:00: something back to the cities that are more human?

00:57:00 --> 00:57:03: I think still that we're giving you back quite a

00:57:03 --> 00:57:05: lot of things to different cities,

00:57:05 --> 00:57:09: unless we're trying with the product like was appropriate and

00:57:09 --> 00:57:10: you publish live.

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

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

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