Webinar

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

Date: November 18, 2022

00:00:02 --> 00:00:06:	I'm Allison Anderson from unabridged architecture in Mississippi, and we're
00:00:06 --> 00:00:09:	so happy to have you with us for social spaces,
00:00:09 --> 00:00:10:	resilient communities.
00:00:11 --> 00:00:14:	In the middle of the pandemic, those of us who
00:00:14 --> 00:00:17:	are lucky enough to have stable job and home situations
00:00:17 --> 00:00:22:	really realize something we missed interacting with other people in
00:00:22 --> 00:00:24:	spaces that supported authentic connections.
00:00:25 --> 00:00:30:	The places that were normally filled with people that were
00:00:30 --> 00:00:34:	shopping or dining or learning or playing, they were eerily
00:00:34 --> 00:00:34:	quiet.
00:00:35 --> 00:00:39:	So after other disasters such as storms, floods and earthquakes,
00:00:39 --> 00:00:43:	survivors feel equally adrift if they're cut off from their
00:00:43 --> 00:00:46:	network of social capital and places where they can meet
00:00:46 --> 00:00:49:	others, exchange information and find comfort.
00:00:51 --> 00:00:54:	It is true that in many communities, residents lack that
00:00:54 --> 00:00:57:	access to social spaces every day, with great impacts to
00:00:57 --> 00:00:59:	health and economic potential.
00:00:59 --> 00:01:03:	So social infrastructure is a critical component of resilience. It
00:01:03 --> 00:01:07:	supports a type of social capital which reduces the impacts
00:01:07 --> 00:01:10:	on the most vulnerable people in our society.
00:01:10 --> 00:01:15:	It improves mental and physical well-being for individuals and thereby
00:01:15 --> 00:01:19:	communities, and it can support Community response to climate change.
00:01:21 --> 00:01:25:	After Hurricane Katrina devastated my hometown of Bay Saint Louis,

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

00:03:26 --> 00:03:28:	the questions you want to see asked.
00:03:31 --> 00:03:35:	This presentation is based on a report from USLI which
00:03:35 --> 00:03:40:	all of the participants in the in this webinar participated
00:03:40 --> 00:03:43:	in or or are quoted in or gave gave responses
00:03:43 --> 00:03:47:	to questions. You can get a sneak preview of this
00:03:47 --> 00:03:51:	report at ULI Knowledge dot ULI/ social spaces and the
00:03:51 --> 00:03:55:	the link is in the chat, so please do jump
00:03:55 --> 00:03:58:	on and when the report does come out, I hope
00:03:58 --> 00:04:01:	you will really adopt it and and.
00:04:01 --> 00:04:05:	Look at it. And there's some great information there. OK,
00:04:05 --> 00:04:09:	so our panelists today are me, Anita Chandra from Rand
00:04:09 --> 00:04:15:	Corporation, vice president and director of social and economic well-being.
00:04:16 --> 00:04:19:	Gautami Polanki from the Howard Hughes Corporation, who is the
00:04:20 --> 00:04:22:	senior vice president of E SG strategy.
00:04:23 --> 00:04:27:	And you shall go from James Lima planning and development.
00:04:27 --> 00:04:31:	So we're going to jump right in with Anita's presentation
00:04:31 --> 00:04:34:	and invite you to sit back and enjoy.
00:04:36 --> 00:04:39:	Great. Thanks so much, Allison, and thanks to you, Ali,
00:04:39 --> 00:04:43:	for this generous invitation. I'm really looking forward to the
00:04:43 --> 00:04:46:	report that you just saw sited. I'm going to kind
00:04:46 --> 00:04:49:	of start kind of big picture in terms of level
00:04:49 --> 00:04:53:	setting this conversation today about social infrastructure and how we
00:04:53 --> 00:04:58:	build towards resilient, healthy and equitable communities. My colleagues Gouthami
00:04:58 --> 00:05:01:	and Yushan will really dive in at the portfolio and
00:05:01 --> 00:05:04:	project level. I'm also not a developer, but I work
00:05:04 --> 00:05:06:	a lot with real estate.
00:05:06 --> 00:05:09:	State and others who are involved in community design and
00:05:09 --> 00:05:12:	and really bring a vantage point from work that city
00:05:12 --> 00:05:17:	governments, civil society organizations are doing with respect to social
00:05:17 --> 00:05:21:	infrastructure and community resilience and how to build that. As
00:05:21 --> 00:05:24:	you heard from Allison, we certainly have had some devastating
00:05:25 --> 00:05:28:	stresses and strains in the last couple of years, the
00:05:28 --> 00:05:31:	pandemic being only one of those, and it's a really
00:05:31 --> 00:05:34:	interesting time to have this conversation in 2022, in some
00:05:34 --> 00:05:36:	ways even more distinct.
00:05:36 --> 00:05:39:	From when we were starting to have these conversations

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

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

00:09:27 --> 00:09:31:	building community resilience is that it really matters how we're
00:09:31 --> 00:09:35:	coordinating across groups. So we do work in disaster resilience
00:09:35 --> 00:09:38:	for example, we talk about communities that are stronger in
00:09:39 --> 00:09:43:	their response and recovery are those communities that connect government
00:09:43 --> 00:09:47:	and non governmental organizations in ways that are seamless and
00:09:47 --> 00:09:47:	effective.
00:09:48 --> 00:09:52:	That are coordinated amongst non governmental organizations, civil society organizations,
00:09:52 --> 00:09:55:	the private sector and the like and that for which
00:09:55 --> 00:09:58:	people have at least connection to one or more organizations.
00:09:58 --> 00:10:01:	And so when we talk about things like social isolation
00:10:01 --> 00:10:04:	and connection, it's not simply at the individual and household
00:10:04 --> 00:10:08:	level, it's how those organizational structures work in a community.
00:10:08 --> 00:10:10:	So when you carry that forward in the context of
00:10:11 --> 00:10:14:	social infrastructure, the question becomes in terms of the design
00:10:14 --> 00:10:17:	of that infrastructure, the design of those places, you know,
00:10:17 --> 00:10:18:	what's the governance?
00:10:19 --> 00:10:22:	Of those places and spaces, how are people entering and
00:10:22 --> 00:10:26:	exiting and engaging with those spaces? What's the coordination around
00:10:26 --> 00:10:29:	organizations and groups that are connected to those spaces? It
00:10:29 --> 00:10:33:	becomes a big question again of coordination and governance that
00:10:33 --> 00:10:37:	we see in Community resilience work often are not necessarily
00:10:37 --> 00:10:40:	thought through as well as they could in social infrastructure.
00:10:46 --> 00:10:46:	Oops.
00:10:59 --> 00:11:02:	Does it look like we've lost Anita for just a
00:11:02 --> 00:11:05:	minute? Maybe she can join us back in, get it.
00:11:05 --> 00:11:09:	I know she's on the road and it's really difficult
00:11:09 --> 00:11:12:	sometimes to join in. Let's let's move on and we'll
00:11:12 --> 00:11:15:	come back and let Anita give us the rest of
00:11:15 --> 00:11:19:	her three buckets. Umm, I think. I think we've got
00:11:19 --> 00:11:22:	some other great opportunities to engage with her.
00:11:24 --> 00:11:27:	So Next up in our list of speakers is Gautami
00:11:27 --> 00:11:31:	Polanki from the Howard Hughes Corporation and she's

	going to
00:11:31 --> 00:11:35:	talk a little bit about what social infrastructure means for
00:11:35 --> 00:11:38:	that company and how they integrate it, how it drives
00:11:38 --> 00:11:41:	value in their in their projects. Thank you.
00:11:43 --> 00:11:45:	Apologies, a little bit of an Internet issue here. I
00:11:45 --> 00:11:47:	know you're moving on. Thanks.
00:11:50 --> 00:11:53:	Thanks Allison and Nice to have you back Anita and
00:11:53 --> 00:11:56:	thank you for setting the stage with such a wonderful
00:11:56 --> 00:12:00:	and optimistic note. I think really where we can we
00:12:00 --> 00:12:04:	can take those ideas forward from from our perspective at
00:12:04 --> 00:12:07:	the Howard used Corporation is to reflect back on our
00:12:07 --> 00:12:11:	approaches in the past and look future look into the
00:12:11 --> 00:12:13:	future of how we want to what we want to
00:12:13 --> 00:12:17:	do going forward. And so just a little bit about
00:12:17 --> 00:12:18:	the how to use corporation.
00:12:18 --> 00:12:23:	There are developer of master planned communities. We have 8
00:12:23 --> 00:12:27:	communities across six States and that really brings about a
00:12:27 --> 00:12:32:	significant diversity and of perspective, but also of climate related
00:12:32 --> 00:12:36:	impacts and resilience. So you might know us from the
00:12:36 --> 00:12:38:	Seaport, New York, Columbia, MD.
00:12:39 --> 00:12:43:	The The Woodlands in Texas, The Woodlands Hills and Bridgeland
00:12:43 --> 00:12:47:	also in Texas, which is the beautiful picture of Josie
00:12:47 --> 00:12:50:	Lake you're seeing on your screen. In addition, we would
00:12:50 --> 00:12:54:	you also know us from Summerlin, Nevada, the Ward Village
00:12:54 --> 00:12:58:	in Hawaii and our latest acquisition is Terra Vales just
00:12:58 --> 00:12:59:	outside Phoenix and Arizona.
00:13:01 --> 00:13:05:	Irrespective of of where we are and what we're building,
00:13:05 --> 00:13:08:	our guiding principle has been how you live is how
00:13:08 --> 00:13:12:	we build and that drives the development of our award-winning
00:13:12 --> 00:13:16:	master plan communities across the nation. And I think some
00:13:16 --> 00:13:20:	of the themes that Anita brought up really resonated with
00:13:20 --> 00:13:23:	with what you might hear through the rest of the
00:13:23 --> 00:13:24:	conversation.
00:13:26 --> 00:13:29:	We've we've been at this for a couple of decades.
00:13:29 --> 00:13:33:	For example, The Woodlands is now in its you know,
00:13:33 --> 00:13:37:	soon we'll be celebrating its multi decade anniversary while our
00:13:37 --> 00:13:41:	master plan community in Arizona is a blank slate. And
00:13:41 --> 00:13:44:	there at Terra Vallas we're looking to take all the

00:13:44 --> 00:13:50:	lessons learned in environmental infrastructure, social infrastructure and of course
00:13:50 --> 00:13:55:	the governance principles that Anita mentioned and bring to life
00:13:55 --> 00:13:55:	a whole new.
00:13:55 --> 00:13:59:	City of of Tomorrow. So as we think about this
00:13:59 --> 00:14:03:	for as urban urban designers, urban planners, as we think
00:14:03 --> 00:14:07:	about it from architects and engineers that build the spaces.
00:14:08 --> 00:14:12:	As we think about landscape designers that develop the spaces
00:14:12 --> 00:14:16:	between the buildings. And then of course as we think
00:14:16 --> 00:14:20:	about residents and folks who want to, you know, build
00:14:20 --> 00:14:24:	their life and their life memories in these master plan
00:14:24 --> 00:14:25:	communities.
00:14:25 --> 00:14:30:	There's different stages and different versions of how each of
00:14:30 --> 00:14:35:	the community really brings together an authentic and organic version
00:14:35 --> 00:14:39:	of itself. You if you've experienced any of these communities,
00:14:39 --> 00:14:42:	you know they're not the same. So if I took
00:14:42 --> 00:14:45:	a specific example just to set this, set the tone
00:14:45 --> 00:14:47:	at a portfolio level.
00:14:48 --> 00:14:51:	Let me focus on what we all know best as
00:14:51 --> 00:14:56:	social infrastructure, which is green space. So whether you look
00:14:56 --> 00:15:00:	at it from a amenity standpoint or a design standpoint,
00:15:00 --> 00:15:03:	access to green space is the number one priority for
00:15:04 --> 00:15:07:	any home buyer. And so no matter if you're looking
00:15:07 --> 00:15:10:	to buy in in Texas and Maryland and Nevada and
00:15:10 --> 00:15:14:	Hawaii, access to green space is really the number one
00:15:14 --> 00:15:18:	priority and really when we think about green space there.
00:15:19 --> 00:15:23:	For many, many versions of it. For example within our
00:15:23 --> 00:15:27:	portfolio 20% of our of our development portfolio is dedicated
00:15:27 --> 00:15:31:	green space and within that we have access to nature
00:15:32 --> 00:15:36:	on different levels. We have you know your neighborhood parks
00:15:36 --> 00:15:40:	which is you know within every half mile of a
00:15:40 --> 00:15:43:	of a home you have access to a trails, biking
00:15:43 --> 00:15:48:	paths which are short distance and long distance and then
00:15:48 --> 00:15:49:	you have.
00:15:49 --> 00:15:53:	Access to more preserved trails, for example, here in Bridgeland,
00:15:53 --> 00:15:56:	Texas, which is the image you're seeing on our screen,
00:15:57 --> 00:16:00:	we reserve we've reserved a stretch of land which is
00:16:00 --> 00:16:04:	actually the migratory part of birds. And so you know,

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

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

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

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

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

00:27:05 --> 00:27:09:	which poverty. So the neighborhood and also the government follow
00:27:09 --> 00:27:12:	this process very closely because the size.
00:27:12 --> 00:27:16:	And impacts of development, half of the city is huge.
00:27:16 --> 00:27:19:	In this case, JPD was helping the client to create
00:27:19 --> 00:27:24:	a development framework that can seek to balance market opportunity
00:27:24 --> 00:27:28:	with political viability. And one of the key strategies that
00:27:28 --> 00:27:32:	we are creating is a town square organized around a
00:27:32 --> 00:27:36:	neighborhood park, a community healthcare center and also a little
00:27:36 --> 00:27:38:	bit of neighborhood retail.
00:27:39 --> 00:27:42:	For the developer, the park is a convincing idea because
00:27:43 --> 00:27:46:	it is strategically positioned in the location that is more
00:27:46 --> 00:27:49:	remote within the 50 acres. Hence in driving up the
00:27:50 --> 00:27:53:	market demand for a corner that is otherwise less desire
00:27:53 --> 00:27:57:	for government and community. Putting the social infrastructure as a
00:27:57 --> 00:28:01:	key component of the development vision shows a goodwill from
00:28:01 --> 00:28:04:	the owner. So it mitigated a lot of anxiety in
00:28:04 --> 00:28:08:	the community and actually the City Council was very supportive
00:28:08 --> 00:28:09:	of the plan.
00:28:09 --> 00:28:12:	That they even passed a resolution to contribute funding to
00:28:12 --> 00:28:14:	building the park itself.
00:28:15 --> 00:28:17:	So I think about this example a lot and I
00:28:17 --> 00:28:21:	think that we can all relate in planning and entitlement.
00:28:21 --> 00:28:26:	Sometimes government mandates certain community benefits to be proud of
00:28:26 --> 00:28:29:	package like a park or a new school. But what
00:28:29 --> 00:28:32:	we are seeing more and more often is that in
00:28:32 --> 00:28:36:	situations where we have a lot of existing political anxiety
00:28:36 --> 00:28:40:	and also uncertainty about entitlement, the developers proactive move to
00:28:41 --> 00:28:45:	include social infrastructure can become a very smart business.
00:28:45 --> 00:28:46:	Isn't strategy.
00:28:47 --> 00:28:50:	The 3rd and the last point I'd like to bring
00:28:50 --> 00:28:54:	up is about long term operations and stewardship and how
00:28:54 --> 00:28:58:	they also rely on social infrastructure. So those in asset
00:28:58 --> 00:29:03:	management understand that a project lifecycle does not end after
00:29:03 --> 00:29:07:	construction completes. It has only begun. But operations

	and management
00:29:08 --> 00:29:10:	is not a one person job. It relies not just
00:29:10 --> 00:29:14:	on the property managers, but also on the tenants, the
00:29:14 --> 00:29:17:	business associations and the users themselves.
00:29:18 --> 00:29:21:	This is where I think trust and also more broadly
00:29:21 --> 00:29:26:	speaking, social cohesion really becomes instrumental success because if people
00:29:26 --> 00:29:29:	don't know how to work with each other, then the
00:29:29 --> 00:29:32:	new Ground Rule Plaza will be empty and also the
00:29:32 --> 00:29:34:	shops will be very dirty. So agile PD, we work
00:29:34 --> 00:29:38:	in many cities on this very issue of stewardship and
00:29:38 --> 00:29:41:	governance in the city. In north, in South Carolina, we
00:29:41 --> 00:29:45:	helped create the city's very first downtown management organization to
00:29:45 --> 00:29:48:	work with property owners on open space.
00:29:48 --> 00:29:52:	Management operation in a California city. We have also been
00:29:52 --> 00:29:55:	working with the downtown developers to try to explore the
00:29:55 --> 00:29:59:	mechanism for them to contribute to the management and funding
00:29:59 --> 00:30:01:	of the largest park in downtown.
00:30:02 --> 00:30:06:	So to close and summarize my section about social infrastructure
00:30:06 --> 00:30:09:	and real estate, I'd like to emphasize the ability for
00:30:09 --> 00:30:13:	social spaces to build and enhance trust among people in
00:30:13 --> 00:30:17:	development. Trust is everything. You need trust to make entitlements
00:30:17 --> 00:30:20:	less costly. You also need trust to ensure that the
00:30:20 --> 00:30:24:	high quality long term management can become possible. So in
00:30:24 --> 00:30:27:	our work at JPD, it is that kind of trust
00:30:27 --> 00:30:31:	among different stakeholders that really make value creation the true
00:30:31 --> 00:30:32:	possibility.
00:30:32 --> 00:30:34:	And thank you very much. I'll close my second.
00:30:35 --> 00:30:38:	Thank you so much. So a quick question for you.
00:30:38 --> 00:30:42:	I had the great pleasure of working with James Lima
00:30:42 --> 00:30:45:	during rebuild by design and he taught all of the
00:30:46 --> 00:30:50:	design teams how to create a benefit cost analysis specifically
00:30:50 --> 00:30:54:	for resilient. You know the kinds of resilient projects that
00:30:55 --> 00:30:59:	we were promoting in New Jersey, New York and Connecticut.
00:30:59 --> 00:31:02:	Is that sort of a tool that you use to

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

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

00:35:11 --> 00:35:15:	Programming of activities year round. Sometimes the space is a
00:35:15 --> 00:35:19:	green space where you can do yoga in the winter,
00:35:19 --> 00:35:22:	it becomes an ice rink during elections. Maybe there there
00:35:23 --> 00:35:26:	are activities and advocacy. So I think you know the
00:35:26 --> 00:35:30:	the ability to change with the season, with the nature,
00:35:30 --> 00:35:34:	with the demographic and really create this authentic experience is
00:35:34 --> 00:35:37:	what brings the Community community together.
00:35:39 --> 00:35:42:	And how do we begin to measure the progress on
00:35:42 --> 00:35:46:	social infrastructure? This is something we've all kind of struggled
00:35:46 --> 00:35:48:	with a little bit. How do how do we figure
00:35:48 --> 00:35:51:	out what that means? When, when it works?
00:35:53 --> 00:35:55:	Well, I I can, I'm happy to start. I mean
00:35:55 --> 00:35:57:	one of the things that we have to think about
00:35:57 --> 00:36:00:	is, you know, what do we expect that social infrastructure
00:36:00 --> 00:36:03:	to confer. You know, it's one thing to capture kind
00:36:03 --> 00:36:06:	of process metrics, how many people are using the green
00:36:06 --> 00:36:09:	space, how many people are going to the park, etcetera.
00:36:09 --> 00:36:12:	But really getting those feedback loops of how people are
00:36:12 --> 00:36:15:	engaging with the spaces, what benefits they get in real
00:36:15 --> 00:36:17:	time of use of the spaces and then how does
00:36:17 --> 00:36:20:	that connect to other aspects of their life. And that's
00:36:20 --> 00:36:23:	always a harder kind of measurement to try and.
00:36:23 --> 00:36:27:	Figure out what contributes, what's attributable to the space against
00:36:27 --> 00:36:31:	a whole bunch of variables. But this is where capturing
00:36:31 --> 00:36:34:	some data, not just from what public sector sources can
00:36:35 --> 00:36:38:	identify, but what can be identified by those who have
00:36:38 --> 00:36:42:	designed the spaces. Perhaps in terms of whether there are
00:36:42 --> 00:36:47:	feedback surveys and connections of information that way. Certainly we've
00:36:47 --> 00:36:50:	done a lot of more real time tracking using platforms
00:36:50 --> 00:36:53:	to capture people's kind of mobile.
00:36:53 --> 00:36:56:	Experiences particularly in health and well-being, we need to be
00:36:56 --> 00:37:00:	accessing those kinds of apps and platform features to capture
00:37:00 --> 00:37:03:	how people are checking into spaces back in the day
00:37:03 --> 00:37:06:	of you know Foursquare and and kind of we used
00:37:06 --> 00:37:08:	to look at data like that and how were people
00:37:08 --> 00:37:12:	accessing spaces and places. Now we have some, you

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

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

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

00:43:18 --> 00:43:19:	OK.
00:43:20 --> 00:43:23:	You, Sean and Anita, do you want to add anything
00:43:23 --> 00:43:25:	to that, the climate connection?
00:43:25 --> 00:43:28:	Sure. Yeah. And I apologize, I it's odd that it
00:43:28 --> 00:43:30:	keeps going in and out. I'm at a meeting of
00:43:30 --> 00:43:33:	the National League of Cities and they should be working,
00:43:33 --> 00:43:36:	but it's not. So I apologize for that. With the
00:43:36 --> 00:43:39:	Internet in terms of kind of the the climate resilience
00:43:39 --> 00:43:42:	pieces directly, I think you've already heard about the adaptation
00:43:42 --> 00:43:45:	pieces. The other thing I would say is that and
00:43:45 --> 00:43:48:	if it hasn't already been said, I apologize. It's also
00:43:48 --> 00:43:50:	a space for learning and literacy fundamentally.
00:43:50 --> 00:43:54:	I mean, groups convene and understand how to think about
00:43:54 --> 00:43:58:	their communities in the context of climate response and action.
00:43:58 --> 00:44:01:	And so that, you know, that earlier point that I
00:44:01 --> 00:44:05:	made about the conversations about civic engagement today and the
00:44:05 --> 00:44:08:	use of, of social infrastructure for that goes hand in
00:44:08 --> 00:44:12:	glove directly in the climate conversation. So not just the,
00:44:12 --> 00:44:15:	the sort of hard in green, green and Gray infrastructure
00:44:15 --> 00:44:18:	conversation, but also what is that space confer so that
00:44:18 --> 00:44:21:	groups can come together and really work.
00:44:21 --> 00:44:23:	On Resilience action plans.
00:44:24 --> 00:44:25:	Right.
00:44:27 --> 00:44:29:	And I just want to throw in maybe a brain
00:44:29 --> 00:44:34:	teaser about climate, social infrastructure and also real estate, which
00:44:34 --> 00:44:37:	is that money I think is a very interesting topic
00:44:37 --> 00:44:39:	in this, in this one, because we all know social
00:44:40 --> 00:44:44:	infrastructure and also kind of resilience infrastructure cost money. But
00:44:44 --> 00:44:48:	also as we discussed earlier, they also actually generate value
00:44:48 --> 00:44:52:	for developers, especially on the climate side, better infrastructure on
00:44:52 --> 00:44:56:	the climate resiliency space potentially reduced to insurance cost, so
00:44:56 --> 00:44:57:	like.
00:44:57 --> 00:45:00:	There's really a lot of angles. Think about how those
00:45:00 --> 00:45:04:	contribute to the financial gains, the developers. So then the
00:45:04 --> 00:45:07:	brain teaser becomes how can we think about mechanisms such

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

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

00:49:04 --> 00:49:06:	So that's definitely a very valuable.
00:49:06 --> 00:49:08:	Matters that we think we can.
00:49:09 --> 00:49:12:	That's the potential mechanism to really take care of our
00:49:12 --> 00:49:13:	open spaces.
00:49:13 --> 00:49:15:	The channeling the private.
00:49:16 --> 00:49:20:	Money and also private goal into the public, well, pretty
00:49:20 --> 00:49:22:	useful mechanism.
00:49:25 --> 00:49:29:	Are there some other examples of social infrastructure you've seen
00:49:29 --> 00:49:32:	successfully implemented that are not parks or open spaces?
00:49:33 --> 00:49:37:	Are there, I'd say actually, in addition to open spaces.
00:49:38 --> 00:49:42:	Both spaces like retail, neighborhood centers are also very important.
00:49:42 --> 00:49:45:	And then I know like retail is very hard right
00:49:45 --> 00:49:48:	now. So maybe so maybe that's why we need to
00:49:48 --> 00:49:52:	think about, we need to broaden our understanding of retail
00:49:52 --> 00:49:55:	so that it's not just traditional shop or restaurant is
00:49:55 --> 00:49:58:	also place for you to hang out like the hybrid
00:49:58 --> 00:50:02:	meeting space and also food halls and markets that different
00:50:02 --> 00:50:06:	small businesses come by. So there are definitely evolving typologies
00:50:07 --> 00:50:08:	for retail incident.
00:50:08 --> 00:50:11:	Average on. So that's also one of the maybe the
00:50:11 --> 00:50:14:	next frontier to think about social spaces in the private
00:50:14 --> 00:50:18:	room and also achieve the goal of community building.
00:50:18 --> 00:50:21:	And does this also help with like the walkability of
00:50:21 --> 00:50:25:	this space and and sort of transforming that social interaction
00:50:25 --> 00:50:28:	from the car to the to the pedestrian level. I
00:50:28 --> 00:50:32:	think that's really important component of of social infrastructure.
00:50:32 --> 00:50:36:	Yeah, definitely. Yes, we know like walkability is not only
00:50:36 --> 00:50:39:	about the length of the block or like the the
00:50:39 --> 00:50:42:	width of the street, it's also about what happens on
00:50:42 --> 00:50:45:	the sides. So having interesting shops they can work by
00:50:45 --> 00:50:49:	definitely feels much more engaging than working through a black
00:50:49 --> 00:50:52:	wall, which unfortunately we do see a lot in many
00:50:52 --> 00:50:54:	cities across this country.
00:50:54 --> 00:50:58:	And does it also help to integrate different populations like
00:50:58 --> 00:51:01:	the youth, the elderly, people who who don't always have
00:51:02 --> 00:51:02:	access to a car?
00:51:05 --> 00:51:09:	Absolutely. I think a multi generational approach is is really
00:51:09 --> 00:51:12:	key to the success you know in.

00:51:13 --> 00:51:17:	And bringing making sure that you're, whether it's your programming
00:51:17 --> 00:51:20:	or your accessibility, your is equitable to all.
00:51:22 --> 00:51:26:	All generations and, you know, all kinds of audiences, including
00:51:26 --> 00:51:30:	your programming. So you know, whether for example, whether we're
00:51:30 --> 00:51:34:	whether we're celebrating a pride parade or we're celebrating a
00:51:34 --> 00:51:39:	Halloween parade. I think ensuring that it's, you know, representative
00:51:39 --> 00:51:43:	of the authenticity of of who's participating and who is
00:51:43 --> 00:51:47:	observing is equally important. And I think going back to
00:51:47 --> 00:51:50:	the idea about, you know, social interaction and perhaps.
00:51:52 --> 00:51:55:	Space, so we didn't think of your one. Another example
00:51:55 --> 00:51:58:	that comes to my mind is, you know, we had
00:51:58 --> 00:52:01:	a few available retail spaces during the pandemic and those
00:52:01 --> 00:52:05:	were converted into art galleries and they continue to be
00:52:05 --> 00:52:09:	art galleries because they were so successful. Folks still come
00:52:09 --> 00:52:11:	by and want to see, you know, what pop up
00:52:11 --> 00:52:16:	galleries is open now. Similarly, we also had culinary experiences
00:52:16 --> 00:52:19:	that were focused on, you know, maybe a chef's presentation
00:52:19 --> 00:52:21:	or a cooking class or a or a wine.
00:52:22 --> 00:52:25:	Stained glass. So these were all I think more experiential
00:52:25 --> 00:52:29:	in nature, which I think more audiences are looking for
00:52:29 --> 00:52:32:	to you know, there's there's a certain amount that wants
00:52:32 --> 00:52:35:	to kind of create their own adventure and in some
00:52:35 --> 00:52:38:	cases folks want to follow a path that's laid out.
00:52:39 --> 00:52:41:	So we we need to make both available.
00:52:42 --> 00:52:43:	Thanks.
00:52:44 --> 00:52:47:	So what's the best place for real estate to start
00:52:47 --> 00:52:51:	tackling social infrastructure? What are the highest value, the sort
00:52:51 --> 00:52:55:	of least difficult actions that people can take, maybe even
00:52:55 --> 00:52:58:	at a small scale, to just start and and give
00:52:58 --> 00:52:59:	it a try?
00:52:59 --> 00:53:01:	What would you recommend to people?
00:53:03 --> 00:53:06:	I'd say a small open space like a park and
00:53:06 --> 00:53:09:	there's a weed hell are very strategic. But as I
00:53:09 --> 00:53:14:	mentioned earlier, programming like investment in programming of those spaces
00:53:14 --> 00:53:18:	shouldn't be more because sometimes that make or break a

00:53:18 --> 00:53:20:	successful gathering space.
00:53:20 --> 00:53:22:	It's not a luxury, it's an essential.
00:53:23 --> 00:53:26:	Yeah, I mean, have a good sense of the community
00:53:26 --> 00:53:30:	or the neighborhood, right, because that will drive a lot
00:53:30 --> 00:53:34:	of the the design choices and where you're likely to
00:53:34 --> 00:53:34:	get.
00:53:34 --> 00:53:37:	A, a success in terms of you know nothing worse
00:53:37 --> 00:53:41:	than creating space that wouldn't be used or would would
00:53:42 --> 00:53:45:	not sort of grow in interest and value over time.
00:53:45 --> 00:53:49:	And so you know either something that kind of blends
00:53:49 --> 00:53:53:	into the the aesthetic and the context of a community
00:53:53 --> 00:53:58:	or something that is somewhat disruptive that actually actively collides
00:53:58 --> 00:54:02:	groups and populations. So to the point of multi generationally
00:54:02 --> 00:54:04:	as people talk about it.
00:54:04 --> 00:54:08:	It's not just about creating space that everybody can have
00:54:08 --> 00:54:13:	access to, but actually purposefully colliding social interaction. And so
00:54:13 --> 00:54:16:	those would be the kinds of questions that I would
00:54:16 --> 00:54:20:	say developers should should start asking and have some kind
00:54:20 --> 00:54:23:	of brokers locally that can help with that that visioning
00:54:24 --> 00:54:26:	and that design thinking early on.
00:54:27 --> 00:54:30:	I agree with everything that's been said Allison. I, I,
00:54:31 --> 00:54:33:	you know, I think you just need to take the
00:54:33 --> 00:54:37:	first available empty space you see and you know bring
00:54:37 --> 00:54:41:	have you know have an interesting activity there. So for
00:54:41 --> 00:54:44:	example we have a program, you know, bikes for kids,
00:54:44 --> 00:54:48:	which which is essentially you know, bikes are donated over
00:54:48 --> 00:54:51:	a period over the year and there's no place to
00:54:51 --> 00:54:55:	store those bikes. So we donated a space where these
00:54:55 --> 00:54:58:	bikes could be stored and then twice a year.
00:54:58 --> 00:55:01:	Volunteers come and fix the bikes and so you know
00:55:01 --> 00:55:04:	there's you know everyone gets a T-shirt they get they
00:55:04 --> 00:55:07:	hang out. You know folks who can't fix bikes are
00:55:07 --> 00:55:10:	direct the people to the right spot. There's there's some
00:55:11 --> 00:55:13:	food and music. I think it lends itself to a
00:55:13 --> 00:55:17:	very positive environment. So you know I don't think, I
00:55:17 --> 00:55:20:	think typically when we think about when we, you know
00:55:20 --> 00:55:23:	in my mind when we think about hard words like
00:55:23 --> 00:55:26:	infrastructure, it like you know it, it becomes this visual
00:55:26 --> 00:55:27:	of like having this.

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

00:57:31 --> 00:57:34:	become one of the considerations that cities struggling with this
00:57:34 --> 00:57:37:	for facing this problem should consider.
00:57:39 --> 00:57:39:	Right.
00:57:40 --> 00:57:42:	Other thoughts, Anita. God. Tommy.
00:57:44 --> 00:57:46:	No, I, I I agree and I think this is
00:57:46 --> 00:57:49:	where some of the public private partnerships both from a
00:57:49 --> 00:57:53:	design feature but also a financing feature can kind of
00:57:53 --> 00:57:56:	embed some of these elements such that there is not
00:57:56 --> 00:58:00:	necessarily a carve out but some kind of consideration and
00:58:00 --> 00:58:03:	how that space would be designed potentially as we think
00:58:03 --> 00:58:08:	about business associations and neighborhood associations that can also crowd
00:58:08 --> 00:58:11:	out low income families. So what kind of groups is
00:58:11 --> 00:58:14:	also at the table that represents their.
00:58:14 --> 00:58:18:	Interests and what kind of perhaps participation could be embedded
00:58:18 --> 00:58:20:	in that so that they have a role both in
00:58:21 --> 00:58:24:	the design and in the O&M phase that there's some
00:58:24 --> 00:58:28:	continuity there, right. It's got to be fairly purposeful at
00:58:28 --> 00:58:31:	every stage and but but but I think it's possible
00:58:31 --> 00:58:34:	and that's kind of the the notion of putting that
00:58:34 --> 00:58:38:	front and center and mixed-use and equity centeredness. There are
00:58:38 --> 00:58:40:	some, there are some models there.
00:58:42 --> 00:58:42:	Great.
00:58:44 --> 00:58:46:	I mean I listen, I I couldn't say it better
00:58:46 --> 00:58:49:	than the two wonderful speakers you've had we've had here.
00:58:49 --> 00:58:52:	I think it really comes down to you know the
00:58:52 --> 00:58:55:	environment, the economics, the equity and the experience. At the
00:58:55 --> 00:58:57:	end of the day how you make someone feel is
00:58:58 --> 00:59:00:	what will make them come back and you know, share,
00:59:00 --> 00:59:04:	share that conversation with someone else and really increase the
00:59:04 --> 00:59:07:	group that wants to participate. So that's what that's what
00:59:07 --> 00:59:09:	we want to get to truly authentic experience.
00:59:11 --> 00:59:14:	Well, thank you. This has been such a productive and
00:59:14 --> 00:59:19:	rich discussion. I really appreciate all this expertise, all the
00:59:19 --> 00:59:23:	projects you've brought to us, all the examples you've brought.
00:59:23 --> 00:59:26:	Thanks to all of you for joining in. We really
00:59:26 --> 00:59:29:	appreciate it. And Auggie has put a link to a

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