

# Webinar

## ULI Colorado: The Future of Density

Date: May 08, 2020

00:00:28 --> 00:00:32: Good afternoon everyone. Thank you for joining today's session.

00:00:32 --> 00:00:35: The future of density. We're ready to get started.

00:00:35 --> 00:00:40: I'm Sarah Franklin, director with you like Colorado.

00:00:40 --> 00:00:42: I'm joined today by our staff Michael Leccese,

00:00:42 --> 00:00:45: who you will hear from momentarily as well as Marion

00:00:45 --> 00:00:45: Epic.

00:00:45 --> 00:00:48: At least. Martinez who are helping to run today's session

00:00:48 --> 00:00:49: behind the scenes.

00:00:53 --> 00:00:55: Few things I should mention before we jump in all

00:00:55 --> 00:00:58: of you are currently muted in your videos turn DOF.

00:00:58 --> 00:01:01: We will keep you muted throughout today's session.

00:01:01 --> 00:01:04: However, we'd like you to use the chat box feature

00:01:04 --> 00:01:06: of Zoom located at the bottom of your screens to

00:01:06 --> 00:01:08: direct any comments and questions.

00:01:08 --> 00:01:11: Distaffen panelists we've reserved time towards the end of the

00:01:11 --> 00:01:15: session specifically to address questions from the chat box that

00:01:15 --> 00:01:17: you can send these in at anytime.

00:01:17 --> 00:01:18: We will also be recording.

00:01:18 --> 00:01:21: This session will share a copy of the recording to

00:01:21 --> 00:01:22: the resources page.

00:01:22 --> 00:01:24: And you will, like Colorado's website.

00:01:24 --> 00:01:27: In addition to this, you can find this recording and

00:01:27 --> 00:01:30: many other recordings from the various webinars that have been

00:01:30 --> 00:01:34: occurring on diverse topics across the National District Council network

00:01:34 --> 00:01:35: on you allies. Knowledge Finder.

00:01:39 --> 00:01:41: We have a full agenda today.

00:01:41 --> 00:01:45: We're excited to welcome an excellent lineup of speakers with

00:01:45 --> 00:01:47: both national and local expertise,

00:01:47 --> 00:01:49: who I think you will find each have a unique

00:01:49 --> 00:01:53: and important perspective on the topic of density and pre

00:01:53 --> 00:01:56: and post pandemic errors and we are very grateful for

00:01:56 --> 00:02:00: John Dad Desmond's participation in moderating today.

00:02:00 --> 00:02:02: To help us get started,

00:02:02 --> 00:02:04: I'm pleased to turn it over to Michael Chazy,

00:02:04 --> 00:02:08: executive director of you like Colorado for a few

00:02:08 --> 00:02:09: announcements

00:02:09 --> 00:02:12: and UI updates.

00:02:12 --> 00:02:13: Thank you, Michael.

00:02:13 --> 00:02:16: Thank you Sarah.

00:02:16 --> 00:02:21: Well, welcome everybody and thank you for attending today's session

00:02:21 --> 00:02:23: from our staff and leadership.

00:02:23 --> 00:02:24: Start my view.

00:02:27 --> 00:02:29: From our staff and leadership.

00:02:29 --> 00:02:31: We hope you're staying safe and well.

00:02:31 --> 00:02:34: We have 136 people registered today and 2/3 of you,

00:02:34 --> 00:02:37: or non members from delayed by that number for non

00:02:37 --> 00:02:38: members.

00:02:38 --> 00:02:41: We hope you will see the value of joining you

00:02:41 --> 00:02:45: alive for programs like these which we're hosting at least

00:02:45 --> 00:02:48: once a month and virtual formats as well as our

00:02:48 --> 00:02:51: new arm chair tours virtual series so keep an eye

00:02:51 --> 00:02:55: out pronouncements about those you'll I annualize Colorado or containing

00:02:56 --> 00:02:58: all our committee work career development.

00:02:58 --> 00:03:02: Policy work and programs in virtual formats through June.

00:03:02 --> 00:03:05: In addition to our continued focus on best practices and

00:03:05 --> 00:03:06: and land use,

00:03:06 --> 00:03:10: we are providing information you need to deal with today's

00:03:10 --> 00:03:13: challenges while also looking forward to the future of the

00:03:13 --> 00:03:16: new normal when we can refer return to the worker

00:03:16 --> 00:03:20: creating and enjoying vibrant and thriving in dense urban places,

00:03:20 --> 00:03:23: which is what today's program is all about.

00:03:23 --> 00:03:24: First time is a bout.

00:03:24 --> 00:03:26: A few things coming up.

00:03:26 --> 00:03:31: Applications are open for two of our great learning programs.

00:03:31 --> 00:03:34: The real State Diversity Initiative and Development 360.

00:03:34 --> 00:03:37: You can see your chat box for links to information

00:03:38 --> 00:03:41: about these programs and had a reply and you have

00:03:41 --> 00:03:42: a few weeks to do that.

00:03:42 --> 00:03:47: We have two webinars coming up highlighting affordable housing issues

00:03:47 --> 00:03:50: on May 14th are Boulder Committee working with my colleague

00:03:50 --> 00:03:54: Mary Ann is doing a great program and innovative solutions

00:03:54 --> 00:03:58: for homelessness with case studies on new projects in Boulder

00:03:58 --> 00:04:00: and Longmont and on June 4th,

00:04:00 --> 00:04:03: our Southern Colorado Committee is taking a look at.

00:04:03 --> 00:04:06: Affordable housing innovations in Colorado Springs.

00:04:06 --> 00:04:10: Both of those programs will feature virtual tours of some

00:04:10 --> 00:04:14: of these new projects and panel discussions among the private

00:04:14 --> 00:04:18: developers and public sector and nonprofit members who created them.

00:04:18 --> 00:04:20: You'll I, the global organization,

00:04:20 --> 00:04:24: is also hosting a spring meeting webinars series starting Monday,

00:04:24 --> 00:04:26: May 11th, and you can.

00:04:26 --> 00:04:29: There's a great topics you can check those out and

00:04:29 --> 00:04:30: you'll i.org again.

00:04:30 --> 00:04:34: Check your chat box for information on how to register

00:04:34 --> 00:04:35: for those programs.

00:04:35 --> 00:04:38: Make it to our staff Sarah Franklin Marion Epic and

00:04:38 --> 00:04:41: at least Martinez and to our chair mikes older.

00:04:41 --> 00:04:43: But I think is joining us today.

00:04:43 --> 00:04:46: He's giving us many hours of guiding us through this

00:04:46 --> 00:04:47: new reality and of course,

00:04:47 --> 00:04:50: door panel of experts who will meet shortly.

00:04:50 --> 00:04:53: And of course, to our 50 seven annual sponsors and

00:04:53 --> 00:04:55: 1400 members who support our work in Colorado.

00:04:55 --> 00:04:57: So thank you again for joining us.

00:04:57 --> 00:04:59: I'm now going to choose our moderator,

00:04:59 --> 00:05:02: John Desmond. He's an old friend that are delighted to

00:05:02 --> 00:05:04: have my board today.

00:05:04 --> 00:05:06: He is the president of Revitalizing Cities,

00:05:06 --> 00:05:10: LLC. And the former executive vice president for the downtown

00:05:10 --> 00:05:14: Denver Partnership during his tenure at the partnership,

00:05:14 --> 00:05:17: he was the key player in making such projects happen.

00:05:17 --> 00:05:21: Is the 14th St Streetscape the 2007 downtown area plan?

00:05:21 --> 00:05:24: The 5280 trail, which is a project in development and

00:05:24 --> 00:05:27: he is a former chair of Denver Planning Board,

00:05:27 --> 00:05:29: among many other civic activities.

00:05:29 --> 00:05:32: Previously he worked for the US State Department,

00:05:32 --> 00:05:35: is a practicing architect, so again,

00:05:35 --> 00:05:37: we're delighted to have John and.

00:05:37 --> 00:05:41: Take it away. Thank you Michael and good morning everybody

00:05:41 --> 00:05:42: and welcome.

00:05:42 --> 00:05:44: I'm honored to be here.

00:05:44 --> 00:05:46: I'm going to get right into this.

00:05:46 --> 00:05:49: I think we all have a firm belief in making

00:05:49 --> 00:05:53: our urban places more Humane and that we are under

00:05:53 --> 00:05:58: collective best when we create environments that foster vibrant and

00:05:58 --> 00:06:02: healthy social interaction and create cities that offer a variety

00:06:02 --> 00:06:03: of lifestyles,

00:06:03 --> 00:06:08: mobility choices in a manner that minimizes waste and maximizes

00:06:08 --> 00:06:09: equity.

00:06:09 --> 00:06:12: A crucial strategy that many of us have advocated for

00:06:13 --> 00:06:16: our whole careers to achieve these goals is through the

00:06:16 --> 00:06:19: development of high density mixed use cities.

00:06:19 --> 00:06:24: The COVID-19 panic pandemic is challenging that philosophy,

00:06:24 --> 00:06:28: in part due to its initial disproportionate impact on densely

00:06:28 --> 00:06:29: populated cities,

00:06:29 --> 00:06:33: and now more broadly and for the foreseeable future,

00:06:33 --> 00:06:38: because social distancing is become the primary public health strategy

00:06:38 --> 00:06:41: in combating the rapid spread of the virus.

00:06:41 --> 00:06:45: Social distancing is currently practiced really is the antithesis of

00:06:45 --> 00:06:46: vibrancy in person,

00:06:46 --> 00:06:50: community building that we have all advocated for for so

00:06:50 --> 00:06:50: long.

00:06:50 --> 00:06:53: So the questions are what is the future of dense

00:06:53 --> 00:06:57: Urban Development and how do we take advantage of this

00:06:57 --> 00:07:00: once in a lifetime opportunity to look at how we

00:07:00 --> 00:07:04: can revitalize our urban environments and improve our public health

00:07:04 --> 00:07:08: and well being without losing the essential component of what

00:07:08 --> 00:07:10: makes our cities great,  
00:07:10 --> 00:07:13: which is to serve. As places that foster social,  
00:07:13 --> 00:07:19: cultural, and economic exchange and bring people together to collaborate,  
00:07:19 --> 00:07:23: commune and celebrate our humanity.  
00:07:23 --> 00:07:26: There are of already been a number of thoughtful articles  
00:07:26 --> 00:07:27: written about this,  
00:07:27 --> 00:07:31: including most recently, May 5th article in the New York  
00:07:31 --> 00:07:35: Times entitled Coronavirus Crisis threatens push for denser housing.  
00:07:35 --> 00:07:39: I encourage you to follow up after today's discussion with  
00:07:39 --> 00:07:43: this and other articles to ground yourself self more deeply  
00:07:43 --> 00:07:44: in this topic.  
00:07:44 --> 00:07:47: We've got a great panel of experts with diverse backgrounds  
00:07:47 --> 00:07:51: present this morning to help us address these questions.  
00:07:51 --> 00:07:53: They represent the academic, public,  
00:07:53 --> 00:07:56: and private sectors, as well as the fields of planning,  
00:07:56 --> 00:07:58: urban design and real estate development.  
00:07:58 --> 00:08:02: They will be available to answer questions I'm posing along  
00:08:02 --> 00:08:03: with your questions,  
00:08:03 --> 00:08:06: but first, we will set the stage with an expert  
00:08:06 --> 00:08:09: in this field who will provide some in depth background  
00:08:09 --> 00:08:12: on how cities have responded in the past to previous  
00:08:12 --> 00:08:17: pandemics and epidemics. And what the implications are for the  
00:08:17 --> 00:08:17: future.  
00:08:17 --> 00:08:20: Sarah Jensen Carr is that speaker and she is an  
00:08:20 --> 00:08:24: assistant professor at Northeastern University in Boston or teaching and  
00:08:25 --> 00:08:28: research focuses on the connections between landscape,  
00:08:28 --> 00:08:30: human health, urban ecology and design.  
00:08:30 --> 00:08:33: She's also a licensed architect and has a PhD in  
00:08:34 --> 00:08:35: environmental planning and.  
00:08:35 --> 00:08:38: Conveniently, she has a current book in progress.  
00:08:38 --> 00:08:40: The topography of Wellness, health,  
00:08:40 --> 00:08:44: and the American landscape that deals exactly with this topic.  
00:08:44 --> 00:08:46: So with that, I'd love to turn it over to  
00:08:46 --> 00:08:48: Sarah and the floor is yours.  
00:08:48 --> 00:08:51: Sarah, thank you. Thank you John,  
00:08:51 --> 00:08:54: for that great introduction. So as John mentioned,  
00:08:54 --> 00:08:57: yes I I have a book coming out soon that's  
00:08:58 --> 00:09:01: precisely on health and the American urban landscape.

00:09:01 --> 00:09:05: And I'll admit that I'm trying to rest it back  
00:09:05 --> 00:09:09: from copy everything right now so I can significantly revise  
00:09:09 --> 00:09:10: the conclusion,  
00:09:10 --> 00:09:14: but I'm just, I'm really glad to be here today  
00:09:14 --> 00:09:19: to engage in this discussion with professionals that are  
working  
00:09:19 --> 00:09:21: in the field and that will work too.  
00:09:21 --> 00:09:25: To transform our landscape in response to this new  
pandemic.  
00:09:25 --> 00:09:28: Um, so I think to understand the future we do  
00:09:28 --> 00:09:30: have to look to the past.  
00:09:30 --> 00:09:34: In 2016, Karen Desalvo, who was in the interim secretary  
00:09:34 --> 00:09:38: of the US Department of Health and Human Services,  
00:09:38 --> 00:09:41: noted that public health had entered a new era where  
00:09:41 --> 00:09:45: one zip code is a better indicator of health than  
00:09:45 --> 00:09:46: genetic code.  
00:09:46 --> 00:09:48: The places we live are inextricably,  
00:09:48 --> 00:09:54: inextricably, tied to our health as modern day diseases are.  
00:09:54 --> 00:10:01: But are often complicated, not of genetic lifestyle and  
environmental  
00:10:01 --> 00:10:02: factors.  
00:10:02 --> 00:10:03: Prior to the current pandemic,  
00:10:03 --> 00:10:05: we saw a shift over the past 150 years and  
00:10:06 --> 00:10:08: what is considered a healthy and unhealthy environment.  
00:10:08 --> 00:10:11: So how did we move from the conception of an  
00:10:11 --> 00:10:12: unhealthy environment?  
00:10:12 --> 00:10:15: Being a densely populated urban center to the car centric  
00:10:15 --> 00:10:19: suburban and exurban environments decried by many  
planners and public  
00:10:19 --> 00:10:21: health researchers today.  
00:10:21 --> 00:10:24: Now I will note until this particular moment in time,  
00:10:24 --> 00:10:26: density was no longer seen as a conduit to disease  
00:10:26 --> 00:10:27: spread,  
00:10:27 --> 00:10:29: but as a way to build sustainable urban fabric for  
00:10:29 --> 00:10:30: increased walking,  
00:10:30 --> 00:10:32: biking, and social capital.  
00:10:42 --> 00:10:45: This is, of course, been completely upended by the COVID-  
19  
00:10:45 --> 00:10:47: pandemic in the course of a few weeks.  
00:10:47 --> 00:10:50: The city has suddenly been re centered as the locus  
00:10:50 --> 00:10:50: of disease.  
00:10:50 --> 00:10:54: The streets of our downtown places previously celebrated for  
their

00:10:54 --> 00:10:54: diversity,  
 00:10:54 --> 00:10:57: lice, connectivity, and economic robustness.  
 00:10:57 --> 00:11:00: Now lie empty, and many of the apartment buildings and  
 00:11:00 --> 00:11:03: townhouses that border them are empty as well.  
 00:11:03 --> 00:11:06: The city has become terrifying enough that many of the  
 00:11:06 --> 00:11:08: elite that live there have departed for rural areas,  
 00:11:08 --> 00:11:11: and we now wait to see if they will return  
 00:11:11 --> 00:11:13: and what the toll will be on those that remain.  
 00:11:13 --> 00:11:17: And if the other benefits of dense urbanism can surmount  
 00:11:17 --> 00:11:19: the fears that it now engenders.  
 00:11:19 --> 00:11:22: The built environment we inhabit today has in fact been  
 00:11:22 --> 00:11:24: formed by past epidemics and pandemics,  
 00:11:24 --> 00:11:27: and will likely be further altered by today's crisis.  
 00:11:27 --> 00:11:31: So much is still unknown about the characteristics of COVID-  
 19,  
 00:11:31 --> 00:11:32: but is more evidence emerges.  
 00:11:32 --> 00:11:35: It will no doubt be essential focus of how we  
 00:11:35 --> 00:11:37: plan and design the places we live,  
 00:11:37 --> 00:11:41: work and socialize in our moment of unknowing we can  
 00:11:41 --> 00:11:44: look to the past to speculate on the future.  
 00:11:44 --> 00:11:47: The first movement connecting the built environment to  
 population health  
 00:11:47 --> 00:11:50: correlates with the beginnings of American urban history  
 during the  
 00:11:50 --> 00:11:51: Industrial Revolution.  
 00:11:51 --> 00:11:55: As factories and workforce populations grew in city center so  
 00:11:55 --> 00:11:57: that the amount of waste and sewage dumped in streets  
 00:11:57 --> 00:12:00: slaughter houses were often still inside city limits,  
 00:12:00 --> 00:12:02: there was no municipal sanitation,  
 00:12:02 --> 00:12:04: and air pollution was rampant.  
 00:12:04 --> 00:12:07: Many housing units left indoor plumbing or sufficient light and  
 00:12:07 --> 00:12:09: fresh air for much of the 19th century.  
 00:12:09 --> 00:12:13: Economic, environmental and public health were wholly  
 separate spheres.  
 00:12:13 --> 00:12:15: Soon, though, the massive outbreaks of Cholera,  
 00:12:15 --> 00:12:19: typhoid and yellow fever required coordinated action between  
 experts in  
 00:12:19 --> 00:12:20: these fields.  
 00:12:20 --> 00:12:22: Of particular concern were crowded tenements.  
 00:12:22 --> 00:12:26: This cartoon, featured in Frank Leslie's illustrated newspaper  
 in 1865,  
 00:12:26 --> 00:12:29: was entitled the Tenement Houses of New York,  
 00:12:29 --> 00:12:31: How the Poor live in crowded cities.

00:12:31 --> 00:12:35: How pestilence is generated? How the parents are demoralized and

00:12:35 --> 00:12:36: their children depraved.

00:12:36 --> 00:12:39: The great source of destitution and crime?

00:12:39 --> 00:12:43: Social scientists who were just beginning to explore the connections

00:12:43 --> 00:12:46: between environment behavior pointed to physical density as a risk

00:12:46 --> 00:12:47: factor for moral contagion,

00:12:47 --> 00:12:51: as well as actual disease spread.

00:12:51 --> 00:12:54: In this cartoon we see a Cholera envisioned as the

00:12:54 --> 00:12:58: as a skeleton telling a landlord you will have to

00:12:58 --> 00:13:00: come down with your rants.

00:13:00 --> 00:13:04: I intend to occupy these premises myself and so this

00:13:04 --> 00:13:08: really solidified the connection between.

00:13:08 --> 00:13:11: Between people and.

00:13:11 --> 00:13:13: But I see there's a note that sorry,

00:13:13 --> 00:13:16: Sarah. OK sorry, I was just getting a chat,

00:13:16 --> 00:13:19: but can everybody see the screen,

00:13:19 --> 00:13:21: Sarah?

00:13:21 --> 00:13:22: OK, never mind.

00:13:24 --> 00:13:24: Oh

00:13:34 --> 00:13:38: and So what? This led to in cities was the

00:13:38 --> 00:13:44: massive installation of sanitary infrastructure throughout the city,

00:13:44 --> 00:13:48: which transformed our streets, made them straighter,

00:13:48 --> 00:13:53: wider, longer and and headed towards bodies of water.

00:13:55 --> 00:13:59: A couple decades later, with streets and sanitary infrastructure transformed,

00:13:59 --> 00:14:03: American cities would be further beautified by a large parks

00:14:03 --> 00:14:04: campaign.

00:14:04 --> 00:14:07: Frederick Law Olmsted, the designer of Central Park,

00:14:07 --> 00:14:10: was also the Executive Secretary of the US Sanitary Commission.

00:14:10 --> 00:14:13: His time there convinced him that density and slum conditions

00:14:13 --> 00:14:16: were the root causes of disease and disease carried through

00:14:17 --> 00:14:18: water in the atmosphere,

00:14:18 --> 00:14:21: Central Park and many of his other parts leveraged fear

00:14:21 --> 00:14:24: about the denture mental health effects of diseases to advocate

00:14:24 --> 00:14:26: for the health benefits of green space.

00:14:26 --> 00:14:30: From providing a mental health recite from the business of

00:14:30 --> 00:14:33: the city to the supposed filtering effects of trees on



00:14:33 --> 00:14:33: bad airs.

00:14:33 --> 00:14:39: The associations between density and disease would eventually manifest themselves.

00:14:39 --> 00:14:40: Um?

00:14:48 --> 00:14:50: Sorry, my screen is stuck.

00:14:54 --> 00:14:56: There we go.

00:14:56 --> 00:14:59: Ebenezer Howard's Garden City, a town model that sought to

00:14:59 --> 00:15:02: affectively combine the mobility of the city with the perceived

00:15:02 --> 00:15:03: health of rural life and,

00:15:03 --> 00:15:06: of course, move people out of the city entirely.

00:15:06 --> 00:15:07: By giving each Imagine citizen,

00:15:07 --> 00:15:10: they fixed plot of land distinct pedestrian networks to a

00:15:10 --> 00:15:11: downtown,

00:15:11 --> 00:15:14: any collective agricultural Greenbelt in town funds powered was not

00:15:14 --> 00:15:16: only proposing simple exposure to nature,

00:15:16 --> 00:15:20: but prescribing exacting economic and social relationships.

00:15:20 --> 00:15:23: The density of the Garden City model is approximately 5000

00:15:23 --> 00:15:24: people per square mile,

00:15:24 --> 00:15:26: which is almost the same as many inner ring suburbs

00:15:26 --> 00:15:27: today.

00:15:27 --> 00:15:30: However, the cities were never built as self contained social

00:15:30 --> 00:15:30: and economic units,

00:15:30 --> 00:15:33: mostly due to the elimination of the Greenbelt due to

00:15:33 --> 00:15:36: space constraints for the towns that were built in the

00:15:36 --> 00:15:38: failure for individual farming to catch on.

00:15:38 --> 00:15:40: That said, many were attracted to the suburbs promise of

00:15:40 --> 00:15:41: fresh air,

00:15:41 --> 00:15:44: an individual plots of green space and the Garden City

00:15:44 --> 00:15:48: provided the template for many of our early American suburb.

00:15:48 --> 00:15:50: Help with in fact a large driver of the move

00:15:50 --> 00:15:52: to western cities like Phoenix and Denver,

00:15:52 --> 00:15:55: which grew significantly by specifically recruiting asthmatics.

00:15:55 --> 00:15:58: Doctor Charles Dennison's, Rocky Mountain health resorts,

00:15:58 --> 00:16:02: written in 1880, advertised Colorado as the Switzerland of the

00:16:02 --> 00:16:02: Americas,

00:16:02 --> 00:16:06: invoking images of Clean Mountain Air and the generally accepted

00:16:06 --> 00:16:08: superior moral values of Europeans.

00:16:08 --> 00:16:11: This map by Denison attempts to show the climatic patterns

00:16:11 --> 00:16:12: of Colorado.

00:16:12 --> 00:16:14: Specifically it's dry cool air.

00:16:14 --> 00:16:17: In the book he details the conditions of each settlement  
00:16:17 --> 00:16:19: in the state of Colorado Springs.  
00:16:19 --> 00:16:21: Specifically, he said, it is the home.  
00:16:21 --> 00:16:25: Also, they cultivated class of people who have been attracted  
00:16:25 --> 00:16:28: to the state by health conditions.  
00:16:28 --> 00:16:30: It was estimated that up to 1/4 of people who  
00:16:30 --> 00:16:31: settled in Colorado,  
00:16:31 --> 00:16:34: Arizona, and California in the late 1800s and very early  
00:16:34 --> 00:16:37: 1900s did so for their health or family members health.  
00:16:37 --> 00:16:41: Ironically, agriculture and increasing irrigation supported  
plant growth in the  
00:16:41 --> 00:16:43: future in many developed allergies.  
00:16:43 --> 00:16:46: Nevertheless, by 1890, Denver had grown by almost a third  
00:16:46 --> 00:16:49: with almost 30,000 people moving there to treat  
consumption,  
00:16:49 --> 00:16:53: and that rate of growth would persist for the next  
00:16:53 --> 00:16:54: three decades.  
00:16:54 --> 00:16:57: The commonly accepted ideas of how environment affected  
health were  
00:16:57 --> 00:16:59: upended with the development of vaccines.  
00:16:59 --> 00:17:02: The immediacy of infectious disease abated somewhat,  
00:17:02 --> 00:17:06: but it didn't stop architects and landscape architecture  
exploring these  
00:17:06 --> 00:17:06: ideas.  
00:17:06 --> 00:17:09: Knowing that the pandemics of the early 1900s,  
00:17:09 --> 00:17:11: mainly the flu and tuberculosis,  
00:17:11 --> 00:17:13: could be addressed by medicine density,  
00:17:13 --> 00:17:15: was no longer an immediate concern.  
00:17:15 --> 00:17:19: But thinking about how, how architecture could optimize  
health was  
00:17:19 --> 00:17:22: Swiss architects later BC S machines for living was intensely  
00:17:22 --> 00:17:26: focused on what were exactly the right measurements for an  
00:17:26 --> 00:17:29: individual, and a community was made simply by producing  
those  
00:17:29 --> 00:17:32: units over and over again in his writings for the  
00:17:32 --> 00:17:33: hypothetical Radiant City,  
00:17:33 --> 00:17:36: he specifies that there should be 14 square meters per  
00:17:36 --> 00:17:37: occupant.  
00:17:37 --> 00:17:40: 12 meters of plate glass window 4 meters in 50  
00:17:40 --> 00:17:42: centimeters divided by two.  
00:17:42 --> 00:17:44: To calculate the height of space,  
00:17:44 --> 00:17:47: the air should always be at 64.4 degrees Fahrenheit.  
00:17:47 --> 00:17:50: 8 liters of air would go through the rooms every

00:17:50 --> 00:17:54: minute for exact respiration that there should be 1000 people  
00:17:54 --> 00:17:57: per hectare and that people should walk no more than  
00:17:57 --> 00:18:01: 100 meters to transport, and that would be elevator or  
00:18:01 --> 00:18:02: taxi.  
00:18:02 --> 00:18:05: Each residential unit of 400 by 400 meters would get  
00:18:05 --> 00:18:09: a swimming pool that would be 100 to 150 meters  
00:18:09 --> 00:18:09: in length.  
00:18:09 --> 00:18:14: He also specified that only 50 meters above ground level  
00:18:14 --> 00:18:16: would be access to pure air.  
00:18:16 --> 00:18:20: Concepts of health and built environment were almost  
entirely theoretical  
00:18:20 --> 00:18:21: at this point,  
00:18:21 --> 00:18:23: as vaccine for use for treatment,  
00:18:23 --> 00:18:26: but they were often combined with developing building  
technology.  
00:18:26 --> 00:18:29: The radiant City was conceived as a vertical Garden City  
00:18:29 --> 00:18:32: and took the sanitary infrastructure upwards as well.  
00:18:32 --> 00:18:36: Carbuccia envisioned all interactions is internal to the  
building itself,  
00:18:36 --> 00:18:38: and so the street as public realm was illuminated.  
00:18:38 --> 00:18:42: This was entirely purposeful as at this time the increasing  
00:18:42 --> 00:18:45: use of the automobile was resulting in congested roads.  
00:18:45 --> 00:18:47: Cruciate sought to liberate his buildings.  
00:18:47 --> 00:18:51: Residents from this filth or grime.  
00:18:51 --> 00:18:53: Welcome Boo. She only has one built work in the  
00:18:53 --> 00:18:54: United States.  
00:18:54 --> 00:18:56: We can see the influence of the writing from him  
00:18:56 --> 00:18:57: in European consortium,  
00:18:57 --> 00:19:00: Siam in many public housing units built in United States  
00:19:00 --> 00:19:01: in the mid century,  
00:19:01 --> 00:19:04: but without the context of the European social safety net,  
00:19:04 --> 00:19:06: many of the ideas that they pushed,  
00:19:06 --> 00:19:09: namely extreme density to keep green space around  
buildings,  
00:19:09 --> 00:19:12: reimagining the corridor instead of the street or ground,  
00:19:12 --> 00:19:15: is a place of social interaction and perhaps most of  
00:19:15 --> 00:19:19: all the aesthetic disruption and separation from existing  
Contacts ended  
00:19:19 --> 00:19:22: up being detrimental to many residents health instead.  
00:19:22 --> 00:19:26: However, aided by disinvestment, the Interstate system in  
government policy,  
00:19:26 --> 00:19:28: cities were still viewed for a long time as places  
00:19:29 --> 00:19:33: detrimental to health and development sprawled across the

American landscape.

00:19:33 --> 00:19:37: However, until recently, most public health researchers agree that exponentially

00:19:37 --> 00:19:38: rising rates of obesity,

00:19:38 --> 00:19:42: diabetes, heart disease, and cancer were connected to larger patterns

00:19:42 --> 00:19:43: of change in society,

00:19:43 --> 00:19:46: most indelibly to increasingly sedentary lifestyles.

00:19:46 --> 00:19:49: In the United States, although other factors such as quality

00:19:49 --> 00:19:52: at technological attachment also played a part in this rise,

00:19:52 --> 00:19:55: they also agreed that increasing use of the automobile,

00:19:55 --> 00:19:56: encouraged by the urban fabric,

00:19:56 --> 00:19:59: was one of the chief reasons of these population health

00:19:59 --> 00:20:00: changes.

00:20:00 --> 00:20:04: While the previous errors had shaped their respective environments around

00:20:04 --> 00:20:05: pandemic disease.

00:20:05 --> 00:20:08: This era until now, with the first dealing with truly

00:20:08 --> 00:20:10: man made and degenerative disease.

00:20:10 --> 00:20:12: And to make matters worse,

00:20:12 --> 00:20:16: car centric design exacerbated climate change in urban heat islands.

00:20:16 --> 00:20:20: Also representing an existential threat to our health.

00:20:20 --> 00:20:23: As these issues have only further manifested and we started

00:20:23 --> 00:20:24: to see the benefits of density,

00:20:24 --> 00:20:26: namely the way it supports public life,

00:20:26 --> 00:20:30: walkable lifestyles and reduces the demand for personal vehicles.

00:20:30 --> 00:20:33: Density supports our health in ways that will persist after

00:20:33 --> 00:20:34: we find a vaccine for COVID-19,

00:20:34 --> 00:20:37: and I believe we will.

00:20:37 --> 00:20:39: That so we focus on density because it's probably the

00:20:39 --> 00:20:43: most graspable concept of design and planning the foundation of

00:20:43 --> 00:20:47: almost every argument about the building environment and health overtime.

00:20:47 --> 00:20:49: It appears to be an objective quality of planning and

00:20:49 --> 00:20:51: design that is also easily measurable,

00:20:51 --> 00:20:54: but we have also let it define the difference between

00:20:54 --> 00:20:55: City and suburb.

00:20:55 --> 00:20:59: Perhaps have been neglected cultural meanings and changing demographics.

00:20:59 --> 00:21:02: However, given the urgency of the current pandemic were in,

00:21:02 --> 00:21:04: the onus will be on us as stewards of the

00:21:04 --> 00:21:07: built environment to explain the Longview of continuing to build

00:21:07 --> 00:21:10: to a density that is supportive of health and social

00:21:10 --> 00:21:13: cohesion. To achieve that will require a focus on placemaking

00:21:13 --> 00:21:14: equity and health,

00:21:14 --> 00:21:17: not just a number. We understand the density can mean.

00:21:17 --> 00:21:20: Actual population housing units, or FAR and so to dispel

00:21:20 --> 00:21:21: these immediate fears,

00:21:21 --> 00:21:24: we need to be clear about the built environment.

00:21:24 --> 00:21:27: Implications of each one of those measurements and study its

00:21:27 --> 00:21:28: relationship to kobid.

00:21:28 --> 00:21:32: 19 and much of that is still unknown.

00:21:32 --> 00:21:34: And at the same time we should pay closer attention

00:21:34 --> 00:21:35: to where density is a problem,

00:21:35 --> 00:21:39: especially in the living conditions of frontline and service workers

00:21:39 --> 00:21:41: who will be most vulnerable to disease.

00:21:41 --> 00:21:44: Canadian urbanist Chapitre recently said that we must delineate the

00:21:44 --> 00:21:46: difference between physical crowding,

00:21:46 --> 00:21:50: defined as a lack of space and perceived crowding.

00:21:50 --> 00:21:53: Defined as a sensation or distinct feeling related to space.

00:21:53 --> 00:21:57: Mainstream urbanis often have difficulty responding to the psychological nuances

00:21:58 --> 00:22:01: because the metrics used to measure urban density or floor

00:22:01 --> 00:22:01: area ratios.

00:22:01 --> 00:22:04: Residential density and population density.

00:22:04 --> 00:22:06: These and other spatial metrics are relevant,

00:22:06 --> 00:22:10: but woefully inadequate for addressing our human needs.

00:22:10 --> 00:22:13: We don't know yet what the post Pandemic City will

00:22:13 --> 00:22:13: look like,

00:22:13 --> 00:22:17: and of course the built environment can't address the failures

00:22:17 --> 00:22:19: of our health system in equities and treatment,

00:22:19 --> 00:22:21: and most of all, the hope for a vaccine.

00:22:21 --> 00:22:24: But every crisis forces us to rethink the way we

00:22:24 --> 00:22:24: live,

00:22:24 --> 00:22:27: especially hand in hand with emerging technologies such as the

00:22:27 --> 00:22:28: one shown here.

00:22:28 --> 00:22:32: Wastewater infrastructure, the railroad and mass production have all LED

00:22:32 --> 00:22:34: us to where we are today as we endure this

00:22:34 --> 00:22:37: crisis an understand that there are others ahead of us.

00:22:37 --> 00:22:39: Let us take what we have learned from history,

00:22:39 --> 00:22:42: an shape a healthier. And more resilient future.

00:22:42 --> 00:22:44: Thank you so much for having me here today.

00:22:55 --> 00:22:59: Thank you, Sarah. That was great and fascinating to learn

00:22:59 --> 00:23:03: that the urban design cure for one set of diseases.

00:23:03 --> 00:23:07: Sort of fostered a whole new set of diseases that

00:23:07 --> 00:23:10: weren't related to epidemic conditions.

00:23:10 --> 00:23:12: I want it at this point.

00:23:12 --> 00:23:15: Now I want to turn to our panelists and their

00:23:15 --> 00:23:17: great group of people.

00:23:17 --> 00:23:20: We have, in addition to Sarah who will stay on

00:23:20 --> 00:23:21: as as a panel.

00:23:21 --> 00:23:23: So we have Laura Aldrete,

00:23:23 --> 00:23:28: the executive director for Denver Community Planning and Development,

00:23:28 --> 00:23:32: Jordan block urban design, lead for HDR incorporated.

00:23:32 --> 00:23:36: Marc Falcone, CEO, founder of Continuum Partners,

00:23:36 --> 00:23:39: and Elena Scott, a principle at Norris Design,

00:23:39 --> 00:23:42: and I'm going to start out by asking.

00:23:42 --> 00:23:45: All of you to answer the first question,

00:23:45 --> 00:23:50: and that is how do you typically think about density?

00:23:50 --> 00:23:55: And let's start with Laura on that one.

00:23:55 --> 00:24:00: Alright, thanks John, really delighted to be here today and

00:24:00 --> 00:24:01: fascinating.

00:24:01 --> 00:24:03: You know, I agree with you,

00:24:03 --> 00:24:08: John. The correlation between urban design and health at Sara

00:24:08 --> 00:24:13: presented makes us think a little bit differently about form,

00:24:13 --> 00:24:18: but it is right. Obviously coming from the city standpoint,

00:24:18 --> 00:24:20: we are supportive of density.

00:24:20 --> 00:24:24: It is imbedded in our planning documents and it is

00:24:24 --> 00:24:26: density really supports.

00:24:26 --> 00:24:30: The The Blueprint, Denver which just was.

00:24:30 --> 00:24:35: Adopted last April, it really focuses on that relationship between

00:24:35 --> 00:24:37: land use and transportation,

00:24:37 --> 00:24:42: so increasing density along transit corridors and nodes is critical

00:24:42 --> 00:24:45: to creating equity across the city.

00:24:45 --> 00:24:47: It provides access to jobs,

00:24:47 --> 00:24:51: housing, education, open space and as well as density.

00:24:51 --> 00:24:55: Also gives us an opportunity to create a range of

00:24:55 --> 00:24:56: housing types.

00:24:56 --> 00:25:00: Sorry, there's a fire truck going by downtown and.

00:25:00 --> 00:25:04: And you know, I just say in general you know

00:25:04 --> 00:25:09: good city building is the creation of dense urban communities,

00:25:09 --> 00:25:14: so we are coming from a place where density is

00:25:14 --> 00:25:16: part of the solution.

00:25:16 --> 00:25:18: Great.

00:25:18 --> 00:25:20: Thank you Laura Jordan. Oh,

00:25:20 --> 00:25:22: you're up next. OK, thanks John.

00:25:22 --> 00:25:25: Yeah for me density is sort of the great enabler,

00:25:25 --> 00:25:29: right? I mean, it's a mechanism that allows us to

00:25:29 --> 00:25:33: have more resilient places both economically and ecologically,

00:25:33 --> 00:25:36: physically and socially connected places,

00:25:36 --> 00:25:38: and even in the time of pandemic.

00:25:38 --> 00:25:41: And in my mind, healthier places.

00:25:41 --> 00:25:44: Our team is working a lot on this idea of

00:25:44 --> 00:25:46: health oriented development to us.

00:25:46 --> 00:25:49: What that means is creating places and planning for places

00:25:49 --> 00:25:53: in creating development that is built around the idea of

00:25:53 --> 00:25:55: physical and mental health you know.

00:25:55 --> 00:25:58: And this includes a lot of things like promoting active

00:25:58 --> 00:25:59: users and activity,

00:25:59 --> 00:26:03: physical activity, generating the opportunity for open space,

00:26:03 --> 00:26:06: getting people away from things that are dangerous,

00:26:06 --> 00:26:10: their health like particulate matter from things like highways,

00:26:10 --> 00:26:12: creating a framework for social.

00:26:12 --> 00:26:16: Infrastructure. And getting kind of an equitable mix of housing

00:26:16 --> 00:26:19: and jobs and either all elements or add to a

00:26:19 --> 00:26:20: healthy place.

00:26:20 --> 00:26:22: And there are also all elements in my mind that

00:26:22 --> 00:26:25: are not only supported by the idea density,

00:26:25 --> 00:26:28: but but largely driven by the idea density.

00:26:28 --> 00:26:31: And I think that they're all critical as we sort

00:26:31 --> 00:26:34: of conceived the city both in this pandemic time,

00:26:34 --> 00:26:35: but also into the future.

00:26:35 --> 00:26:38: I think that you know we were looking at this

00:26:38 --> 00:26:40: well before the pandemic came along,

00:26:40 --> 00:26:43: and they're just themes that we have to sort of

00:26:43 --> 00:26:43: meet.

00:26:43 --> 00:26:47: So density is sort of that great ingredient for really

00:26:47 --> 00:26:49: healthy and safe and connected places,

00:26:49 --> 00:26:52: but to me it's also sort of just that right?

00:26:52 --> 00:26:54: It's a. It's an ingredient we need to do that

00:26:55 --> 00:26:58: the density formula we need to add really thoughtful,

00:26:58 --> 00:27:01: planning, thoughtful design, good policy.

00:27:01 --> 00:27:04: That support things like small businesses and promotes sort of,

00:27:04 --> 00:27:06: you know, the kind of life we want to live

00:27:06 --> 00:27:07: in in our cities.

00:27:07 --> 00:27:09: So density for the sake of density is not necessarily

00:27:10 --> 00:27:10: the right answer,

00:27:10 --> 00:27:14: but it is certainly the key that through unlocks the

00:27:14 --> 00:27:17: potential for really healthy and strong places.

00:27:17 --> 00:27:19: Great thanks Jordan Sarah.

00:27:22 --> 00:27:24: Yeah, so my thoughts and density.

00:27:24 --> 00:27:28: I think we're pretty much summarized in the presentation that

00:27:28 --> 00:27:29: I just gave,

00:27:29 --> 00:27:32: but you know that. But mainly I I do think

00:27:32 --> 00:27:35: density is very important for you know,

00:27:35 --> 00:27:38: the long term health issues we're going to face even

00:27:38 --> 00:27:39: post pandemic,

00:27:39 --> 00:27:44: but I think we have to understand why people were

00:27:44 --> 00:27:46: maybe a little bit.

00:27:46 --> 00:27:48: Hesitant right to accept density in the past,

00:27:48 --> 00:27:50: and I think it's professionals.

00:27:50 --> 00:27:53: We've all dealt like that when we suppose you know

00:27:53 --> 00:27:56: a new housing development or something else,

00:27:56 --> 00:27:59: and that these fears are very historically rooted and it

00:27:59 --> 00:28:02: doesn't take much to tip it back towards this.

00:28:02 --> 00:28:05: You know, over 100 years is sort of a fear

00:28:05 --> 00:28:07: of density in cities that we already have.

00:28:07 --> 00:28:10: So how do we present it in a way that

00:28:10 --> 00:28:14: shows that it's actually the key to these current epidemics

00:28:14 --> 00:28:15: that we say?

00:28:15 --> 00:28:19: Great thank you, Mark.

00:28:19 --> 00:28:23: You know, I always think about the settlement patterns through

00:28:23 --> 00:28:25: the sort of lens of Maslow's pyramid,

00:28:25 --> 00:28:29: right? You know people form their settlements around their

00:28:29 --> 00:28:30: physiological

00:28:29 --> 00:28:30: needs 1st,

00:28:30 --> 00:28:34: and then they gradually elevate their aspirations for their

00:28:34 --> 00:28:36: settlements.

00:28:34 --> 00:28:36: You know, based on the stability,



00:28:36 --> 00:28:40: the increasing stability of their of their society and you  
 00:28:40 --> 00:28:43: get the very top of the pyramid and you look  
 00:28:43 --> 00:28:46: at those Roman cities and you know that's really no  
 00:28:46 --> 00:28:49: longer about meeting near term practical needs,  
 00:28:49 --> 00:28:53: it's about. You know it's about embedding future societies  
 with  
 00:28:53 --> 00:28:57: monuments to the great achievements of yours of your  
 civilization  
 00:28:57 --> 00:28:58: at that moment,  
 00:28:58 --> 00:29:01: and even the most advanced societies.  
 00:29:01 --> 00:29:05: Can you know can can very quickly find themselves  
 collapsing  
 00:29:05 --> 00:29:07: back to very physiological need,  
 00:29:07 --> 00:29:09: so you look at, you know,  
 00:29:09 --> 00:29:11: a city like Sarajevo, which was,  
 00:29:11 --> 00:29:13: you know, was a remarkable city.  
 00:29:13 --> 00:29:17: And during those wars you know peoples peoples behaviors  
 and  
 00:29:18 --> 00:29:19: the way they reformed those.  
 00:29:19 --> 00:29:23: You know those cities was very physiological.  
 00:29:23 --> 00:29:26: The interesting thing about density is that it came about  
 00:29:26 --> 00:29:29: as a as a mechanism to help maintain safety and  
 00:29:29 --> 00:29:31: security for a society,  
 00:29:31 --> 00:29:35: right? The first sort of dense settlements were really,  
 00:29:35 --> 00:29:39: you know, people putting themselves behind walls where  
 they could  
 00:29:39 --> 00:29:42: collectively defend themselves against external threats,  
 00:29:42 --> 00:29:45: and I think that you know what happens is that  
 00:29:45 --> 00:29:49: people realize that in those environments the exchange of  
 ideas,  
 00:29:49 --> 00:29:53: the opportunity for more collaborative communal behavior.  
 00:29:53 --> 00:29:58: You know increases significantly in those societies began to  
 accelerate  
 00:29:58 --> 00:30:02: themselves beyond and and beyond the pace of their  
 competitors.  
 00:30:02 --> 00:30:06: And you know, the open ended ideas here that aren't  
 00:30:06 --> 00:30:10: even related to the pandemic are does technology give us  
 00:30:10 --> 00:30:14: the ability to achieve that same kind of communal sort  
 00:30:14 --> 00:30:16: of interaction and behavior? You know,  
 00:30:16 --> 00:30:21: without you know, without having to be physically  
 concentrated,  
 00:30:21 --> 00:30:24: and you know, I think what the pandemic is doing  
 00:30:24 --> 00:30:24: is.  
 00:30:24 --> 00:30:28: It's forcing people to use these tools that have been

00:30:28 --> 00:30:30: there and realized that oh,  
 00:30:30 --> 00:30:33: wow, I don't necessarily have to be in the room  
 00:30:33 --> 00:30:34: with that person.  
 00:30:34 --> 00:30:37: In Los Angeles, we were actually able to have a  
 00:30:37 --> 00:30:40: pretty a pretty meaningful dialogue over this screen.  
 00:30:40 --> 00:30:43: You know, I don't know if it's the romantic part  
 00:30:43 --> 00:30:44: of me or not,  
 00:30:44 --> 00:30:47: but I actually think it's somewhat observed.  
 00:30:47 --> 00:30:50: I do think that they need to be intimate with  
 00:30:50 --> 00:30:51: physically intimate,  
 00:30:51 --> 00:30:54: and I don't mean that obviously I mean that just  
 00:30:54 --> 00:30:55: in a in a in a.  
 00:30:55 --> 00:30:58: You know, you know, in a convivial way,  
 00:30:58 --> 00:31:00: I'm borrowing the term from a friend,  
 00:31:00 --> 00:31:02: but the idea of that,  
 00:31:02 --> 00:31:05: I think, is primal, and I think that as the  
 00:31:05 --> 00:31:07: physiological threats recede,  
 00:31:07 --> 00:31:10: I think it will be very difficult for us to  
 00:31:10 --> 00:31:11: resist the need to,  
 00:31:11 --> 00:31:15: you know, those physiological needs.  
 00:31:15 --> 00:31:19: Great, thanks, Mark Ilana. Thank you John.  
 00:31:19 --> 00:31:22: Hello everyone, happy Friday and I'm so happy to be  
 00:31:22 --> 00:31:25: spending my morning with you as a landscape architecture,  
 00:31:25 --> 00:31:29: landscape architect and planner. I'm thinking about density  
 from the  
 00:31:29 --> 00:31:32: perspective of the public realm so all the spaces in  
 00:31:32 --> 00:31:35: between the buildings that are multi use and occupied by  
 00:31:35 --> 00:31:38: people and cars and bikes and dogs and scooters and  
 00:31:38 --> 00:31:40: seating and hopefully a few trees.  
 00:31:40 --> 00:31:44: Because Biophilic design is really important to our health.  
 00:31:44 --> 00:31:46: Density done well includes thoughtfully,  
 00:31:46 --> 00:31:50: integrated amenities, so spaces that fit and flow with  
 architecture  
 00:31:50 --> 00:31:51: in the city framework,  
 00:31:51 --> 00:31:54: the spaces that link buildings to the outdoors,  
 00:31:54 --> 00:31:56: the Stoops, the balconies and patios.  
 00:31:56 --> 00:31:59: There was not only provide a pedestrian scale,  
 00:31:59 --> 00:32:01: but even more important in the current pandemic,  
 00:32:01 --> 00:32:05: these places have allowed people to feel socially closer,  
 00:32:05 --> 00:32:06: so they're at a safe distance,  
 00:32:06 --> 00:32:09: but they can take Comfort Inn in feeling I in  
 00:32:09 --> 00:32:10: hearing each other,

00:32:10 --> 00:32:12: especially when people are, you know,  
00:32:12 --> 00:32:14: howling at the moon at.  
00:32:14 --> 00:32:17: At 8:00 PM for essential workers or the people that  
00:32:17 --> 00:32:20: have moved their pianos to their windows so that people  
00:32:20 --> 00:32:22: can walk by an here and experience that fill.  
00:32:22 --> 00:32:25: These spaces are small. They are incredibly impactful.  
00:32:25 --> 00:32:27: An socially they help us connect,  
00:32:27 --> 00:32:30: which has been really important right now I Sarah mentioned  
00:32:30 --> 00:32:33: we have to be really careful not to confuse density  
00:32:33 --> 00:32:36: with overcrowding as there's a really important distinction.  
00:32:36 --> 00:32:39: Crowding is happening with too many people are going  
places  
00:32:39 --> 00:32:43: at the same time where as well design places thoughtfully  
00:32:43 --> 00:32:46: or accommodating the occupancy and creating multiple  
nodes in.  
00:32:46 --> 00:32:49: Outlets for people to flow in and out density is  
00:32:49 --> 00:32:49: walkable.  
00:32:49 --> 00:32:53: It's social, it's culture. It allows amenities to be efficiently  
00:32:53 --> 00:32:54: distributed.  
00:32:54 --> 00:32:57: There are many ways that people occupy the public realm  
00:32:57 --> 00:32:58: and dense environments,  
00:32:58 --> 00:33:01: and we as humans are very creative and so we  
00:33:01 --> 00:33:03: know how to use space when it's provided,  
00:33:03 --> 00:33:07: were resilient. And while their current questions about  
Density's role  
00:33:07 --> 00:33:10: in the future history has taught us that we make  
00:33:10 --> 00:33:12: changes to accommodate health considerations,  
00:33:12 --> 00:33:15: but we do not lose the big picture on the  
00:33:15 --> 00:33:16: importance of density.  
00:33:16 --> 00:33:19: That links people, promotes walkability,  
00:33:19 --> 00:33:21: and efficiently uses our resources.  
00:33:21 --> 00:33:23: And that list goes on and on.  
00:33:23 --> 00:33:25: So thanks John. Back to you.  
00:33:25 --> 00:33:28: Great, thank you Mark. You touched on this a little  
00:33:28 --> 00:33:28: bit.  
00:33:28 --> 00:33:32: I'm going to ask Laura first answer this next question,  
00:33:32 --> 00:33:35: which is what are your observations on whether density has  
00:33:36 --> 00:33:39: changed given the current pandemic and how so.  
00:33:39 --> 00:33:43: What technology transit other things?  
00:33:43 --> 00:33:47: So Laura, going right, so I exactly as as Mark  
00:33:47 --> 00:33:49: was talking about.  
00:33:49 --> 00:33:50: He just a big word,  
00:33:50 --> 00:33:55: human conviviality, but what I would say is right at

00:33:55 --> 00:33:56: the end of the day,

00:33:56 --> 00:34:01: the human experience or the urban experience is really about

00:34:01 --> 00:34:03: human interactions.

00:34:03 --> 00:34:07: So as you're walking down the street that I contact

00:34:07 --> 00:34:11: that you have with that one other person,

00:34:11 --> 00:34:14: and it's how the built environment.

00:34:14 --> 00:34:19: Is influencing that and so that airgo density you know?

00:34:19 --> 00:34:23: I think specifically as it relates to mobility.

00:34:23 --> 00:34:27: I believe we are going to see more of a

00:34:27 --> 00:34:32: shift towards balancing of that right of way space and

00:34:32 --> 00:34:33: right if you,

00:34:33 --> 00:34:38: if anybody's gotten downtown in the last two months,

00:34:38 --> 00:34:42: it is this shocking vacancy of of cars and you

00:34:43 --> 00:34:44: can drive your.

00:34:44 --> 00:34:48: You can ride your bike anywhere you can pretty much

00:34:48 --> 00:34:50: walk in in the middle of the street,

00:34:50 --> 00:34:54: and as I'm sure you're experiencing that in your

neighborhoods,

00:34:54 --> 00:34:59: I think what's interesting about being downtown with empty

rights

00:34:59 --> 00:35:02: of way is that there are very few cars parked

00:35:02 --> 00:35:05: and there is no movement from vehicles,

00:35:05 --> 00:35:08: and so you suddenly began to to realize that what

00:35:08 --> 00:35:12: we consider call the public right of way and we

00:35:12 --> 00:35:15: have just given it to cars and made that assumption.

00:35:15 --> 00:35:19: We now can have a different conversation about about the

00:35:19 --> 00:35:23: public right of way actually being the public realm and

00:35:24 --> 00:35:25: for the people.

00:35:25 --> 00:35:28: And so I think this is an interesting moment for

00:35:28 --> 00:35:29: us to reexamine.

00:35:29 --> 00:35:33: If if we're not going to go back to everyone

00:35:33 --> 00:35:34: going to work,

00:35:34 --> 00:35:38: that suggests that there is an opportunity for fewer cars

00:35:38 --> 00:35:41: for the volume of cars within that right of way

00:35:41 --> 00:35:45: to be reduced and for us to rethink about the

00:35:45 --> 00:35:47: what is the appropriate balance.

00:35:47 --> 00:35:51: For that right of way to address all the users.

00:35:51 --> 00:35:55: So bikes, pedestrians as well as cars and claim more

00:35:55 --> 00:35:56: of that space.

00:35:56 --> 00:35:59: I think in terms of the public realm,

00:35:59 --> 00:36:03: Elena was spot on in terms of those spaces that

00:36:03 --> 00:36:07: are on the edges of the public realm moving into

00:36:07 --> 00:36:09: the private space.

00:36:09 --> 00:36:14: So Stoops and balconies are new opportunities to think differently,

00:36:14 --> 00:36:16: even if they are maybe facade,

00:36:16 --> 00:36:19: you know, just placed on the.

00:36:19 --> 00:36:22: On the front facade. Maybe not meaningful,

00:36:22 --> 00:36:25: but if they have access to open windows,

00:36:25 --> 00:36:29: you suddenly have ways to begin to flow between what's

00:36:29 --> 00:36:32: in the private space of our homes and offices,

00:36:32 --> 00:36:35: and pushing out into that public realm.

00:36:35 --> 00:36:39: And I think the other opportunity is increasing parklets,

00:36:39 --> 00:36:43: which are the parking meters that are given over and

00:36:43 --> 00:36:44: in Denver.

00:36:44 --> 00:36:46: We do it once a day in a year and

00:36:46 --> 00:36:49: allow restaurants or retail to come.

00:36:49 --> 00:36:55: Utilized those parking on street parking areas meters spaces for

00:36:55 --> 00:36:59: activity or relaxation or some type of if not green.

00:36:59 --> 00:37:04: Some kind of a space for again that human interaction

00:37:04 --> 00:37:08: to happen in a small moment and so I think

00:37:08 --> 00:37:13: those are opportunities of how mobility and using cars versus

00:37:13 --> 00:37:18: creating the spaces for people is going to change in

00:37:18 --> 00:37:19: the future.

00:37:19 --> 00:37:22: Great thanks, Laura Jordan. Did you have?

00:37:22 --> 00:37:25: Yeah, after that, yeah I did I completely agree with

00:37:25 --> 00:37:26: Laura on everything.

00:37:26 --> 00:37:29: She said. You know, in the question of how density

00:37:29 --> 00:37:30: is changed.

00:37:30 --> 00:37:33: I mean, it's it's probably too soon to see exactly

00:37:33 --> 00:37:34: what has changed.

00:37:34 --> 00:37:36: I think we'll see that kind of unfold overtime,

00:37:36 --> 00:37:39: but I guess that the root of the question is

00:37:39 --> 00:37:41: I don't think that density has a mandate to change

00:37:42 --> 00:37:42: yet.

00:37:42 --> 00:37:44: And the reason I think that a lot of what

00:37:44 --> 00:37:45: Sarah shared.

00:37:45 --> 00:37:46: I don't think this pandemic,

00:37:46 --> 00:37:49: or really, those of you know other other issues we've

00:37:49 --> 00:37:52: seen have been an indictment on the idea of density.

00:37:52 --> 00:37:55: I mean. You know, I pulled up a few numbers

00:37:55 --> 00:37:55: before this,

00:37:55 --> 00:37:57: just to kind of get a sense.

00:37:57 --> 00:38:00: You know, San Francisco is four times the density of

00:38:00 --> 00:38:03: Denver and has had a threefold reduced rate of infection  
00:38:03 --> 00:38:04: from Denver.  
00:38:04 --> 00:38:07: Places like soul have 20 times greater density than than  
00:38:07 --> 00:38:10: Denver and have something like an 80 cold or section  
00:38:10 --> 00:38:12: and an infection rate,  
00:38:12 --> 00:38:14: and so obviously there's a whole other web and R  
00:38:14 --> 00:38:17: that can talk about what places did right and wrong,  
00:38:17 --> 00:38:19: and that's not necessarily here,  
00:38:19 --> 00:38:22: but I think what it does point out is that  
00:38:22 --> 00:38:22: density,  
00:38:22 --> 00:38:25: really. Is not the root of the problem,  
00:38:25 --> 00:38:27: right? So I don't think density should change,  
00:38:27 --> 00:38:29: but what I would say is that the way we  
00:38:30 --> 00:38:32: prioritize our investments need to change to a lot of  
00:38:33 --> 00:38:33: Laura said so.  
00:38:33 --> 00:38:37: We're supporting the right kind of density and creating that  
00:38:37 --> 00:38:38: context for density.  
00:38:38 --> 00:38:40: You know, we've treated the city,  
00:38:40 --> 00:38:43: I think for decades now is sort of.  
00:38:43 --> 00:38:46: The economic center and that sort of primary role,  
00:38:46 --> 00:38:47: and so we you know,  
00:38:47 --> 00:38:49: a lot of investments count again people in and out  
00:38:49 --> 00:38:49: of the city.  
00:38:49 --> 00:38:51: For instance, on big arterial roads,  
00:38:51 --> 00:38:54: right? Things like that. And what I think this pandemic  
00:38:54 --> 00:38:57: has shown me and I think a lot of people  
00:38:57 --> 00:38:59: out there is that we're trying to shift to sort  
00:38:59 --> 00:39:01: of another lens. In my opinion,  
00:39:01 --> 00:39:04: more important land which is the city is sort of  
00:39:04 --> 00:39:06: a social and cultural hub and.  
00:39:06 --> 00:39:09: That could look like a lot of different things,  
00:39:09 --> 00:39:11: but I think what we've seen or some of the  
00:39:11 --> 00:39:12: things that Laura is shared.  
00:39:12 --> 00:39:15: Like you know, converting some of our streets to shared  
00:39:15 --> 00:39:15: uses,  
00:39:15 --> 00:39:18: even temporarily, has had such an incredible impact on some  
00:39:18 --> 00:39:21: of the inner city Denver neighborhoods and around the  
country.  
00:39:21 --> 00:39:23: I've seen great examples, you know,  
00:39:23 --> 00:39:26: we need to prioritize the creation of open space that's  
00:39:26 --> 00:39:27: both in the right away,  
00:39:27 --> 00:39:28: but also right now. You know,

00:39:28 --> 00:39:31: we create open space largely as a result of new  
00:39:31 --> 00:39:31: development,  
00:39:31 --> 00:39:34: and I think that once we start shifting priorities,  
00:39:34 --> 00:39:36: that could be that could change to sort of investing  
00:39:36 --> 00:39:38: in that more in spreading it more.  
00:39:38 --> 00:39:40: Equitably it you know, I think we need to create  
00:39:40 --> 00:39:43: the policies for supporting things like the arts and small  
00:39:43 --> 00:39:46: businesses because these are the things that strengthen  
cities and  
00:39:46 --> 00:39:49: these are the things that we're seeing incredible outpourings  
of  
00:39:49 --> 00:39:52: life online and even some what kind of from a  
00:39:52 --> 00:39:53: distance in person,  
00:39:53 --> 00:39:56: right? You know, seeing the Symphony Orchestra a friend  
sent  
00:39:56 --> 00:39:57: the Boston pops playing,  
00:39:57 --> 00:39:58: you know, kind of on a zoom call.  
00:39:58 --> 00:40:01: It's just you know that those are the things that  
00:40:01 --> 00:40:03: we create as you sort of this connection to each  
00:40:03 --> 00:40:05: other in this connection to humanity.  
00:40:05 --> 00:40:08: And that's something that's not going to change about cities  
00:40:08 --> 00:40:12: and something that we should be supporting and  
strengthening.  
00:40:12 --> 00:40:14: You know, I think that another another one.  
00:40:14 --> 00:40:16: I think I have to mention is housing,  
00:40:16 --> 00:40:18: you know, I think that in a shift of investment  
00:40:18 --> 00:40:21: from that economic model to the social model is creating  
00:40:21 --> 00:40:24: opportunities for people to live in cities again and to  
00:40:24 --> 00:40:26: do so at different price points is just just absolutely  
00:40:26 --> 00:40:29: critical to the health and success of cities and to  
00:40:29 --> 00:40:32: the health and success of all the things that cities  
00:40:32 --> 00:40:36: offer. Like those parts in those businesses in the arts.  
00:40:36 --> 00:40:38: Again, just to sort of summarize,  
00:40:38 --> 00:40:42: I I don't think that density is something that should  
00:40:42 --> 00:40:42: change,  
00:40:42 --> 00:40:45: it's just how we set the stage for it.  
00:40:45 --> 00:40:48: Thanks, Jordan. I want to move to another question now,  
00:40:48 --> 00:40:52: and that is how will health become a bigger factor  
00:40:52 --> 00:40:55: moving forward in each of your areas of work?  
00:40:55 --> 00:40:58: And really, I want to focus first of all on  
00:40:58 --> 00:41:01: Elena 'cause I know you prepared an answer on this  
00:41:01 --> 00:41:01: one.  
00:41:01 --> 00:41:03: So I have thank you John Sarah.

00:41:03 --> 00:41:05: Can you pull up my slides,  
00:41:05 --> 00:41:05: please?  
00:41:09 --> 00:41:11: Thank you all right everyone.  
00:41:11 --> 00:41:13: The question for us is how we develop,  
00:41:13 --> 00:41:16: grow and make plan decisions that allow people to feel  
00:41:16 --> 00:41:19: comfortable and maintain health in their community.  
00:41:19 --> 00:41:21: It's important for us to take the long term view  
00:41:21 --> 00:41:25: and avoid reactionary decisions while also adapting to the  
00:41:25 --> 00:41:28: current  
00:41:28 --> 00:41:31: situation to create safe spaces for people to recreation and  
00:41:32 --> 00:41:32: enjoy the outdoors. Exactly what we've all been talking about  
00:41:32 --> 00:41:34: here.  
00:41:34 --> 00:41:36: I think we also know that the value of parks  
00:41:36 --> 00:41:38: and trails is at an all time high.  
00:41:38 --> 00:41:41: Several cities have been tracking this.  
00:41:41 --> 00:41:44: If you, if you haven't looked to see what Vancouver.  
00:41:44 --> 00:41:47: Been doing, it's pretty fascinating and I totally we all  
00:41:48 --> 00:41:51: know that their very popular from being being in our  
00:41:51 --> 00:41:53: local parks and being on our trails to understand how  
00:41:53 --> 00:41:57: parks and rec infrastructure might change.  
00:41:57 --> 00:42:00: Though we first need to understand the baseline condition.  
00:42:00 --> 00:42:03: How are we typically determining how much space is needed  
00:42:03 --> 00:42:05: and where it should be so on the screen right  
00:42:05 --> 00:42:07: now on the parks and rec perspective,  
00:42:07 --> 00:42:10: we have Capitol Hill neighborhood,  
00:42:10 --> 00:42:12: one Park, the goal for Parks and Recreation.  
00:42:12 --> 00:42:14: Sorry is that we have one park within a 10  
00:42:14 --> 00:42:17: minute walk of all residents.  
00:42:17 --> 00:42:20: Another rule of thumb is that each person would have  
00:42:20 --> 00:42:24: about 400 square feet of park space and another one  
00:42:24 --> 00:42:27: was established decades ago is 10 acres per thousand  
00:42:27 --> 00:42:28: residents.  
00:42:28 --> 00:42:31: So those are the standards for Parks and Recreation that  
00:42:31 --> 00:42:33: exists outside of COVID-19.  
00:42:33 --> 00:42:36: So here's a Capitol Hill neighborhood.  
00:42:36 --> 00:42:39: It has a population density of 23,000 people.  
00:42:39 --> 00:42:40: People per square mile Cheesman Park is the primary  
00:42:40 --> 00:42:43: serving  
00:42:43 --> 00:42:44: park by the Capitol Hill neighborhood,  
00:42:44 --> 00:42:47: and it's about 80 acres.  
00:42:44 --> 00:42:47: You can see The Walking distance and number of units  
00:42:44 --> 00:42:47: within that 10 minute walk.  
00:42:44 --> 00:42:47: I have a quarter mile and a half mile.



00:42:47 --> 00:42:49: Radius around that park there.

00:42:49 --> 00:42:51: As you can see on the screen also were already.

00:42:51 --> 00:42:54: You're already a little short on park space in this particular neighborhood.

00:42:54 --> 00:42:56:

00:42:56 --> 00:42:59: Anonymity high density areas of cities in general this is not exclusive to Denver,

00:42:59 --> 00:43:01:

00:43:01 --> 00:43:04: is just an example and also Denver's working on this part of their parks and rec plan.

00:43:04 --> 00:43:06:

00:43:06 --> 00:43:09: You know how to increase that park access within the 10 minute walk.

00:43:09 --> 00:43:10:

00:43:10 --> 00:43:13: The point is that right now the shortage is even greater so we're already only at 150 square feet per person in this neighborhood of this park.

00:43:13 --> 00:43:16:

00:43:16 --> 00:43:18:

00:43:18 --> 00:43:21: So what used to be enough space for Mini has decreased based on the need to social distance.

00:43:21 --> 00:43:24:

00:43:24 --> 00:43:26: So from there from the short term,

00:43:26 --> 00:43:28: what are the ways we can adapt to create more park space and play space for people?

00:43:28 --> 00:43:30:

00:43:30 --> 00:43:33: Next slide, Sarah Ann adaptability is key.

00:43:33 --> 00:43:36: We're not going to magically create enough park space for everybody,

00:43:36 --> 00:43:37:

00:43:37 --> 00:43:39: especially in the short term,

00:43:39 --> 00:43:42: but we can better utilize or other public spaces like streets,

00:43:42 --> 00:43:42:

00:43:42 --> 00:43:45: so I have a diagram that showing that was just showing a second ago.

00:43:45 --> 00:43:46:

00:43:46 --> 00:43:49: That shows how a Main Street commercial area can be reprogrammed to accommodate those many uses PEDs and bikes.

00:43:49 --> 00:43:53:

00:43:53 --> 00:43:55: Seating areas pick up windows which is going to continue to be an important activity on our streets moving forward.

00:43:56 --> 00:43:59:

00:43:59 --> 00:44:02: Also restaurant and sidewalk sale zones to bring more room for economic health in our downtowns.

00:44:02 --> 00:44:04:

00:44:04 --> 00:44:05: In order, mixed use communities.

00:44:05 --> 00:44:08: Those play spaces that were shown in the slides.

00:44:08 --> 00:44:10:

00:44:10 --> 00:44:13: You know, we can take our right of ways and really utilized those to accommodate so many different things,

00:44:13 --> 00:44:16: especially with that decrease in traffic.

00:44:16 --> 00:44:18: A lot of these things don't come at a very high capital cost,

00:44:18 --> 00:44:19:

00:44:19 --> 00:44:21: which is really important to understand,

00:44:21 --> 00:44:24: because right now, especially with sales tax revenue down,

00:44:24 --> 00:44:27: that's not. That's not a thing we were not getting  
00:44:27 --> 00:44:28: more money,  
00:44:28 --> 00:44:29: but we do need more space.  
00:44:29 --> 00:44:33: Lastly, one example we created that diagram with concerts in  
00:44:33 --> 00:44:34: the Park,  
00:44:34 --> 00:44:38: outdoor movies safely. It's really about decentralization and  
the importance  
00:44:38 --> 00:44:42: of multiple outdoor gathering nodes will be so you know,  
00:44:42 --> 00:44:46: highlighted moving forward, the pocket parks that are smaller  
scale  
00:44:46 --> 00:44:47: throughout the city.  
00:44:47 --> 00:44:50: That helps us to achieve the 10 minute wachal.  
00:44:50 --> 00:44:53: It helps us to not have 50 million people driving  
00:44:53 --> 00:44:56: to 1 parking lot and all taking off from one  
00:44:56 --> 00:44:56: spot.  
00:44:56 --> 00:44:58: So it really it will help us completely.  
00:44:58 --> 00:45:02: One more adaptation to understand is if you could go  
00:45:02 --> 00:45:03: to the next one,  
00:45:03 --> 00:45:06: Sarah. Um, yes, so that was the part diagram was  
00:45:06 --> 00:45:08: talking and these will all be in the slideshow.  
00:45:08 --> 00:45:10: You guys will get this.  
00:45:10 --> 00:45:12: Download it and then go to the next one.  
00:45:12 --> 00:45:15: And this might be a little controversial,  
00:45:15 --> 00:45:17: but I'm going to talk about it anyway.  
00:45:17 --> 00:45:19: This is really about scale,  
00:45:19 --> 00:45:21: so open space scale and I'm using City Park Golf  
00:45:21 --> 00:45:23: course just as his example here.  
00:45:23 --> 00:45:25: And just so you know I am a golfer.  
00:45:25 --> 00:45:28: It's just that we're seeing so much pressure on our  
00:45:28 --> 00:45:29: current infrastructure.  
00:45:29 --> 00:45:32: We have to look and think outside the box on  
00:45:32 --> 00:45:35: what our public infrastructure is and what we have available.  
00:45:35 --> 00:45:37: City Park Golf Course is 136 acres.  
00:45:37 --> 00:45:40: If you just look at the fairways alone,  
00:45:40 --> 00:45:42: that's 2929% of that course is fairway,  
00:45:42 --> 00:45:44: so that's about 39 acres.  
00:45:44 --> 00:45:48: At safe social distancing, you accommodate about 4000  
families in  
00:45:48 --> 00:45:51: that green space just on the fairways and also have  
00:45:51 --> 00:45:54: a great loop trail system within a high density neighborhood  
00:45:54 --> 00:45:56: with its current uses golf.  
00:45:56 --> 00:45:58: If you had eight people per hole,

00:45:58 --> 00:46:00: that's 144 people. So the point here is,  
00:46:00 --> 00:46:03: let's just start thinking about how we are using our  
00:46:03 --> 00:46:05: very limited green space within cities,  
00:46:05 --> 00:46:07: and especially in the short term environment.  
00:46:07 --> 00:46:11: Look at those things. Elementary schools are also great as  
00:46:11 --> 00:46:13: well as parking lots and then next slide,  
00:46:13 --> 00:46:15: which is my last slide.  
00:46:15 --> 00:46:17: Um, I think I did good on time,  
00:46:17 --> 00:46:19: but you know we are resilient.  
00:46:19 --> 00:46:22: People are moving forward to do these things in right  
00:46:22 --> 00:46:23: away is now.  
00:46:23 --> 00:46:25: How can we look at streets to connect and create  
00:46:26 --> 00:46:29: these pocket parks so that we do have that decentralized  
00:46:29 --> 00:46:32: activity going on throughout our neighborhoods.  
00:46:32 --> 00:46:34: We have incredible strength when we work together,  
00:46:34 --> 00:46:37: the public and the private and every single one of  
00:46:37 --> 00:46:40: us all working together has really shown how we can  
00:46:40 --> 00:46:43: overcome things and make things happen.  
00:46:43 --> 00:46:45: And we are innovative as we look to create policy  
00:46:45 --> 00:46:46: in the future.  
00:46:46 --> 00:46:49: We have got to be thoughtful about it right now  
00:46:49 --> 00:46:52: because there's crowded trails doesn't mean all trails need to  
00:46:52 --> 00:46:53: be 15 feet wide.  
00:46:53 --> 00:46:55: It means that we need to create nodes.  
00:46:55 --> 00:46:58: You know, every 300 feet for safe pulling off and  
00:46:58 --> 00:46:58: passage.  
00:46:58 --> 00:47:01: So we just need to be really thoughtful and innovative  
00:47:01 --> 00:47:02: in the future.  
00:47:02 --> 00:47:04: I have so many ideas I could have spent 10  
00:47:05 --> 00:47:06: minutes on each of those slides,  
00:47:06 --> 00:47:09: but for now, in the interest of time I'll end  
00:47:09 --> 00:47:09: here.  
00:47:09 --> 00:47:12: Thanks, John. Thanks, that's a good teaser for future right  
00:47:12 --> 00:47:13: webinars.  
00:47:13 --> 00:47:17: So Sarah. Did you have anything to add to that?  
00:47:17 --> 00:47:20: I mean, yeah, it's it's been an interesting past couple  
00:47:20 --> 00:47:23: months because they've been working in what was thought  
00:47:23 --> 00:47:26: of  
00:47:26 --> 00:47:28: as sort of like a niche topic of expertise and  
00:47:28 --> 00:47:31: all the sudden.  
00:47:28 --> 00:47:31: Become urgent, which I actually don't think I force.  
00:47:31 --> 00:47:34: I feel like I'm always in this position of advocating

00:47:34 --> 00:47:37: of why the built environment is so crucial to our  
00:47:37 --> 00:47:37: health.  
00:47:37 --> 00:47:40: That said, you know over a decade of researching this  
00:47:40 --> 00:47:42: and just to give a little background,  
00:47:42 --> 00:47:44: I came from actually healthcare architecture.  
00:47:44 --> 00:47:47: I worked in the healthcare architecture for a long time  
00:47:47 --> 00:47:49: and I went back to school to get my MLA  
00:47:49 --> 00:47:51: and my PhD because I was interested in,  
00:47:51 --> 00:47:55: you know how all these metrics that guided healthcare  
design?  
00:47:55 --> 00:47:57: How could they be applied to the public realm and  
00:47:57 --> 00:47:59: how could they be applied to?  
00:47:59 --> 00:48:02: Address these larger problems and I think I went into  
00:48:02 --> 00:48:04: thinking quite naively,  
00:48:04 --> 00:48:06: although as Elena just showed,  
00:48:06 --> 00:48:08: very elegant eloquently and elegantly,  
00:48:08 --> 00:48:11: you know that there are metrics that can guide the  
00:48:11 --> 00:48:14: shaping of our of our public realm in the future.  
00:48:14 --> 00:48:18: And so, you know, after a decade of exploring this,  
00:48:18 --> 00:48:21: I did not think infectious disease was going to be  
00:48:21 --> 00:48:22: such an issue again.  
00:48:22 --> 00:48:24: In fact, the book that I wrote,  
00:48:24 --> 00:48:28: it's very predominantly split into like a pre vaccine era  
00:48:28 --> 00:48:29: of infection.  
00:48:29 --> 00:48:32: Louisiana post vaccine. Era of chronic disease,  
00:48:32 --> 00:48:35: which is a much more complicated issue and again,  
00:48:35 --> 00:48:38: I would, you know, emphasize that these are issues are  
00:48:38 --> 00:48:41: going to stay with us long past this pandemic,  
00:48:41 --> 00:48:44: but I think it's been a real.  
00:48:44 --> 00:48:46: You know?  
00:48:46 --> 00:48:48: It's been a real shift in the way I thought  
00:48:48 --> 00:48:52: about the built environment to think that maybe there are  
00:48:52 --> 00:48:55: principles from healthcare architecture.  
00:48:55 --> 00:48:58: Again, that could be applied to the public ground because  
00:48:58 --> 00:48:59: we do,  
00:48:59 --> 00:49:03: will deal with infectious disease and healthcare architecture.  
00:49:03 --> 00:49:05: But how do we do it while addressing these?  
00:49:05 --> 00:49:08: These more chronic issues? The good news is a lot  
00:49:09 --> 00:49:12: of these ways we design the public realm and thinking  
00:49:12 --> 00:49:16: about amenities like parks and streets and social interaction.  
00:49:16 --> 00:49:19: They actually do address both pandemic issues and.  
00:49:19 --> 00:49:25: Long lasting, chronic issues, especially Azalina pointed out

the use

00:49:25 --> 00:49:29: of open space and and I hope this this really.

00:49:29 --> 00:49:32: Hopefully we won't have to spend so much time advocating

00:49:32 --> 00:49:36: for these open spaces as as as public health amenities

00:49:36 --> 00:49:38: and so in other ways to change the future.

00:49:38 --> 00:49:41: At least I seem to have a lot more students

00:49:41 --> 00:49:45: that are interested in my health and built environment corpus

00:49:45 --> 00:49:45: for long time.

00:49:45 --> 00:49:49: So yeah, so the immediate changes in dealing with

00:49:49 --> 00:49:50: enrollment

00:49:49 --> 00:49:50: issues right now,

00:49:50 --> 00:49:52: but it's but it's great.

00:49:52 --> 00:49:55: I'm hoping we prepare a new generation of professionals to

00:49:55 --> 00:49:57: deal with these issues.

00:49:57 --> 00:49:59: Critically. Thanks Aaron. And Laura,

00:49:59 --> 00:50:01: you talked a little bit about.

00:50:01 --> 00:50:03: All of the extra space we'd seen,

00:50:03 --> 00:50:04: and Elena you talked about.

00:50:04 --> 00:50:06: How do we make shared streets?

00:50:06 --> 00:50:08: And I just wanted to weigh in as a big

00:50:08 --> 00:50:12: proponent of the 5280 trail and other projects like that

00:50:12 --> 00:50:14: and what we're seeing that the city is done that

00:50:14 --> 00:50:17: I think the shared streets concept is a is a

00:50:17 --> 00:50:19: fabulous thing that can come out of this.

00:50:19 --> 00:50:21: Moving on to the next question,

00:50:21 --> 00:50:24: this group is a fairly pro density group.

00:50:24 --> 00:50:27: Though there's been a lot of media and journalists recently

00:50:27 --> 00:50:29: that put this in question.

00:50:29 --> 00:50:31: As we know, in some of the some of our.

00:50:31 --> 00:50:36: Participants have mentioned what are some of the potential

00:50:36 --> 00:50:40: concerns

00:50:36 --> 00:50:40: around denser urban environments and how would you

00:50:40 --> 00:50:43: address these

00:50:40 --> 00:50:43: or continue to advocate for density in the wake of

00:50:43 --> 00:50:46: all of these fears? And I'm going to start with

00:50:47 --> 00:50:48: Mark on this one.

00:50:50 --> 00:50:53: Yeah, I mean I mean density in the US has

00:50:53 --> 00:50:57: had a lot of momentum over the last 20 years.

00:50:57 --> 00:50:59: I think that you know.

00:50:59 --> 00:51:02: For those people that have been advocating for the

00:51:02 --> 00:51:04: revitalization

00:51:02 --> 00:51:04: of the Center City in the USI mean,

00:51:04 --> 00:51:07: it was kind of an 80 year drought right then.

00:51:07 --> 00:51:10: All of a sudden beginning in the early 2000s and  
00:51:10 --> 00:51:12: really accelerating in 2010.  
00:51:12 --> 00:51:16: Really shifted and what was interesting is what shifted is  
00:51:16 --> 00:51:20: that the highest value companies in our economy started to  
00:51:20 --> 00:51:24: locate themselves in the center of these of these cities,  
00:51:24 --> 00:51:27: not just the largest cities either,  
00:51:27 --> 00:51:29: but cities like Seattle and another,  
00:51:29 --> 00:51:35: and so there was this fundamental correlation between talent  
recruitment  
00:51:35 --> 00:51:39: and you know to these highest value you know these  
00:51:39 --> 00:51:41: highest value enterprises.  
00:51:41 --> 00:51:45: And it's interesting because most of those enterprises were  
technology  
00:51:45 --> 00:51:46: driven,  
00:51:46 --> 00:51:49: so theoretically the people who were the authors of the  
00:51:49 --> 00:51:53: technology that would allow people to disaggregate and the  
asper  
00:51:54 --> 00:51:57: eyes were in fact the companies that saw value in  
00:51:57 --> 00:52:03: this very intense concentration of their employees and their  
businesses.  
00:52:03 --> 00:52:07: Really shifted, you know, the entire sort of balance of  
00:52:07 --> 00:52:10: capital an and an investment practice.  
00:52:10 --> 00:52:15: It's very interesting. There's one capital partner that we work  
00:52:15 --> 00:52:19: with who identifies 17 investable cities in the United States  
00:52:19 --> 00:52:23: based on their capacities to recruit and retain these high  
00:52:23 --> 00:52:28: value technology workers. And then they actually go in and  
00:52:28 --> 00:52:33: they identify with in those cities the neighborhoods which  
have  
00:52:33 --> 00:52:34: the characteristics.  
00:52:34 --> 00:52:36: Which we would you know most of us,  
00:52:36 --> 00:52:38: and certainly on this panel,  
00:52:38 --> 00:52:41: and I would suspect a handful of us on this  
00:52:41 --> 00:52:44: call would generally associate with high value,  
00:52:44 --> 00:52:47: dense built built settlement.  
00:52:47 --> 00:52:50: I I just don't you know you can't.  
00:52:50 --> 00:52:53: These things have so many variables that you know are  
00:52:53 --> 00:52:54: hard to predict.  
00:52:54 --> 00:52:57: And when we try to anticipate what the you know  
00:52:57 --> 00:52:59: what the outcomes are going to be for these,  
00:52:59 --> 00:53:02: you know, for these big economic moments,  
00:53:02 --> 00:53:05: it's very difficult to predict them accurately.  
00:53:05 --> 00:53:08: And I'm not going to try to wait into that.  
00:53:08 --> 00:53:11: But I just inherently don't believe that that fundamental path

00:53:11 --> 00:53:13: is going to change.

00:53:13 --> 00:53:15: I worry about more significantly,

00:53:15 --> 00:53:18: as especially as it relates to our business.

00:53:18 --> 00:53:21: I do worry about the disruption to business travel is

00:53:21 --> 00:53:24: something that could be much longer term.

00:53:24 --> 00:53:26: I do worry for some period of time once we

00:53:26 --> 00:53:30: rebound the vehicle miles traveled might jump up actually quite

00:53:30 --> 00:53:30: a bit.

00:53:30 --> 00:53:32: We've had this nice lol,

00:53:32 --> 00:53:35: but I think that could go the other direction.

00:53:35 --> 00:53:40: Will people finally migrate their way back to public transit?

00:53:40 --> 00:53:43: You know there's a million other little implications that we're

00:53:43 --> 00:53:44: trying to keep our eye on,

00:53:44 --> 00:53:45: but.

00:53:45 --> 00:53:49: You know it's it's a I really don't I see

00:53:49 --> 00:53:53: that trend I think if anything imarket transfer of more

00:53:53 --> 00:53:58: market share to those companies that were driving that urban

00:53:58 --> 00:54:02: revitalization as a consequence of this event.

00:54:02 --> 00:54:05: Great and then from the public side of that Laura,

00:54:05 --> 00:54:08: do you have a comment about that?

00:54:08 --> 00:54:12: Sure, you know we're already starting to see some research

00:54:12 --> 00:54:14: on its impacts of the virus,

00:54:14 --> 00:54:18: both locally, globally. Obviously, I'm sure we all read probably

00:54:18 --> 00:54:20: more than we should on a daily basis,

00:54:20 --> 00:54:24: but and and that will continue right over the coming

00:54:24 --> 00:54:24: months.

00:54:24 --> 00:54:28: But nothing that we have seen so far suggests that

00:54:28 --> 00:54:32: greater density means greater risk in the transmission of COVID-19.

00:54:32 --> 00:54:36: In fact, in April, Colorado Health Institute found that are

00:54:36 --> 00:54:38: more spread out areas of Denver.

00:54:38 --> 00:54:42: In the region regionally had a harder time,

00:54:42 --> 00:54:46: socially distancing, then in the dense urban core of our

00:54:46 --> 00:54:47: capital city.

00:54:47 --> 00:54:50: So I think there's a lot of factors that we

00:54:50 --> 00:54:53: really need to look at before we just jump to

00:54:53 --> 00:54:57: any any quick conclusions on whether density is the cause

00:54:57 --> 00:55:00: or not. I would be up the mindset that it

00:55:00 --> 00:55:01: is not,

00:55:01 --> 00:55:05: but you know I recently there was a conversation with

00:55:05 --> 00:55:08: the mayor about what is the city look like after.

00:55:08 --> 00:55:12: Covette and I was trying to put it around.

00:55:12 --> 00:55:15: You know that being.

00:55:15 --> 00:55:18: Folding it around a city building and and some new

00:55:18 --> 00:55:21: ideas and an be grandiose and at the end of

00:55:21 --> 00:55:21: the day,

00:55:21 --> 00:55:24: I just realized we just we need to stay the

00:55:24 --> 00:55:25: course.

00:55:25 --> 00:55:27: We have to have the resolve to come back and

00:55:27 --> 00:55:29: look at our policy's,

00:55:29 --> 00:55:32: you know, from a public sector standpoint.

00:55:32 --> 00:55:34: They are solid, right? We believe in equity.

00:55:34 --> 00:55:38: We believe in making decisions based on climate action for

00:55:38 --> 00:55:39: a future.

00:55:39 --> 00:55:41: We believe in healthy communities.

00:55:41 --> 00:55:43: None of that should change,

00:55:43 --> 00:55:46: and at this moment we should not flinch.

00:55:46 --> 00:55:49: We should stay in that moment and on that path

00:55:49 --> 00:55:53: towards pursuing complete neighborhoods.

00:55:53 --> 00:55:55: That means quality, of life,

00:55:55 --> 00:55:59: amenities, housing options for all complete sidewalks,

00:55:59 --> 00:56:02: St Crossings, trails, parks and open space.

00:56:02 --> 00:56:06: I mean, we're talking about these things already,

00:56:06 --> 00:56:09: right? So it's it's what we have been.

00:56:09 --> 00:56:12: The path that we have been on we I think

00:56:13 --> 00:56:17: we fold in the additive measures that we can ensure.

00:56:17 --> 00:56:21: Safety and health in this pandemic and post pandemic,

00:56:21 --> 00:56:25: right? Because we will be in a new world where

00:56:25 --> 00:56:27: this may not go away ever.

00:56:27 --> 00:56:31: And so I just I wouldn't.

00:56:31 --> 00:56:34: Yes, we have to be concerned about health and safety,

00:56:34 --> 00:56:37: but I am not concerned about what our decisions about

00:56:37 --> 00:56:40: how we need to move forward with creating good,

00:56:40 --> 00:56:43: healthy, dense urban cities. Great thanks.

00:56:43 --> 00:56:45: And Jordan. I want to give you a quick minute

00:56:45 --> 00:56:46: to weigh in too.

00:56:46 --> 00:56:49: We try to need to get to the next question,

00:56:49 --> 00:56:52: but I know I wanted you to have a chance

00:56:52 --> 00:56:53: to speak on this too.

00:56:53 --> 00:56:56: Sure. And of course you know the era of zoom

00:56:56 --> 00:56:56: calls.

00:56:56 --> 00:56:59: I have a riding lawn mower and edger outside.

00:56:59 --> 00:57:02: Hopefully that's not too distracting.



00:57:02 --> 00:57:04: Yeah, I mean I don't know that I could say  
00:57:04 --> 00:57:06: it better than what we've just been said.  
00:57:06 --> 00:57:09: I think that I think what will change about density  
00:57:09 --> 00:57:09: and what you know.  
00:57:09 --> 00:57:12: The density will mean. I think it's again that shift  
00:57:12 --> 00:57:15: back towards kind of creating more condensed and  
connected sort  
00:57:15 --> 00:57:16: of communities.  
00:57:16 --> 00:57:18: I I didn't hear Richard Florida the TDP event.  
00:57:18 --> 00:57:20: I want to make that ever podcast with him.  
00:57:20 --> 00:57:23: He had some really kind of interesting ideas about.  
00:57:23 --> 00:57:25: You know now that we can work from other places,  
00:57:25 --> 00:57:28: we can kind of start creating our where we live  
00:57:28 --> 00:57:30: as a center of our life as opposed to where  
00:57:30 --> 00:57:30: we work,  
00:57:30 --> 00:57:33: which I know there's a lot into that and I  
00:57:33 --> 00:57:35: think it's really compelling idea.  
00:57:35 --> 00:57:36: Again, that has been set.  
00:57:36 --> 00:57:38: Density is not the problem,  
00:57:38 --> 00:57:41: it's overcrowding, right? We need to set the table for  
00:57:41 --> 00:57:42: smart density,  
00:57:42 --> 00:57:44: but it's not the root of the problem,  
00:57:44 --> 00:57:47: but you know, kind of echoing what Laura said to  
00:57:47 --> 00:57:47: me.  
00:57:47 --> 00:57:50: This is such a critical call to action right now  
00:57:50 --> 00:57:52: what we're seeing is in real time the meaning of  
00:57:52 --> 00:57:55: what cities are to people with the meaning of human  
00:57:55 --> 00:57:58: connection in cities are to people changing daily,  
00:57:58 --> 00:58:01: right? And we can't let this moment pass us.  
00:58:01 --> 00:58:05: I think it's just really important that we understand.  
00:58:05 --> 00:58:08: You know what those changes mean and how it affects  
00:58:08 --> 00:58:10: the built environment of our cities.  
00:58:10 --> 00:58:13: And you know again, that the pandemic is is the  
00:58:13 --> 00:58:14: microscope focusing in on that.  
00:58:14 --> 00:58:17: But we've been seeing it for years and Sarah did  
00:58:17 --> 00:58:18: good job of painting that.  
00:58:18 --> 00:58:21: I mean, the chronic diseases are bad too.  
00:58:21 --> 00:58:24: You know, people are suffering and dying as horrible as  
00:58:24 --> 00:58:25: result of this pandemic.  
00:58:25 --> 00:58:27: And it's it's incredibly sad,  
00:58:27 --> 00:58:29: but we also have seen a lot of suffering and  
00:58:29 --> 00:58:32: lack of health and death before and will see it

00:58:32 --> 00:58:33: continuing after this as well.

00:58:33 --> 00:58:36: From those chronic diseases. So we really.

00:58:36 --> 00:58:37: This is our moment, right?

00:58:37 --> 00:58:38: We need to jump on it.

00:58:38 --> 00:58:41: Those those temporary fixes to improve the quality of our

00:58:41 --> 00:58:43: cities and allow us to social distance.

00:58:43 --> 00:58:45: We need to make those permanent we need to.

00:58:45 --> 00:58:48: Just sees the seas the day great thanks Jordan.

00:58:48 --> 00:58:52: Let's switch to the short term and then we maybe

00:58:52 --> 00:58:55: wrap up with this and then it seems like there's

00:58:55 --> 00:58:58: a lot of questions from the audience,

00:58:58 --> 00:59:01: so I definitely want to get time for those.

00:59:01 --> 00:59:05: What are the more immediate adaptations or changes to

00:59:05 --> 00:59:08: density

00:59:08 --> 00:59:11: and land use we may see occur in the near

00:59:11 --> 00:59:13: future as cities begin to reopen an I'm going to

00:59:13 --> 00:59:16: start with Laura on this.

00:59:16 --> 00:59:18: Go to mark afterwards and then if we have.

00:59:18 --> 00:59:19: Anybody else wants to weigh in before we need to

00:59:19 --> 00:59:20: move to the other questions,

00:59:20 --> 00:59:24: Laura.

00:59:24 --> 00:59:27: Thanks John and I mentioned this earlier,

00:59:27 --> 00:59:31: just in the last comment or question response of,

00:59:31 --> 00:59:33: you know we are early in this in this marathon

00:59:33 --> 00:59:38: and Anna lot of in the news.

00:59:38 --> 00:59:38: A lot of people refer to this as a marathon

00:59:38 --> 00:59:41: an.

00:59:41 --> 00:59:44: So making any predictions right now,

00:59:44 --> 00:59:48: or this is the the fix for it when we

00:59:48 --> 00:59:51: are only literally two months like yeah two months into

00:59:51 --> 00:59:54: a new day and a new normal that we don't

00:59:54 --> 00:59:57: know what that normal is yet is,

00:59:57 --> 00:59:59: it seems like it's hard to say we were were

00:59:59 --> 01:00:01: we've got a handle on it.

01:00:01 --> 01:00:05: I don't. I don't think we do.

01:00:05 --> 01:00:08: I don't think we know where the market is going

01:00:08 --> 01:00:09: to land yet we're seeing a few things you know

01:00:09 --> 01:00:13: building permits.

01:00:13 --> 01:00:16: Are are cranking through as fast as they can.

01:00:16 --> 01:00:19: We've had a spike in site development plan so projects

01:00:19 --> 01:00:23: that are advancing and have got.

01:00:23 --> 01:00:23: I would say solid financing Rezoning are still coming in.

01:00:23 --> 01:00:26: I think everything is lightning a little bit but I  
01:00:26 --> 01:00:27: not.  
01:00:27 --> 01:00:31: I'm not seeing anything that is traumatic that you know.  
01:00:31 --> 01:00:34: That being said, just to say so in terms of  
01:00:34 --> 01:00:35: short-term approaches,  
01:00:35 --> 01:00:39: we're really thinking about these as any kind of projects  
01:00:39 --> 01:00:40: or.  
01:00:40 --> 01:00:43: Our approach is as pilot projects and experimentation.  
01:00:43 --> 01:00:46: Doing some social science around it,  
01:00:46 --> 01:00:50: doing some lessons learned and then seeing if we can  
01:00:50 --> 01:00:54: move forward with it as an innovative permanent change.  
01:00:54 --> 01:00:57: And one of those that were looking at looking at  
01:00:57 --> 01:01:01: right now very closely with the private sector is restaurant  
01:01:01 --> 01:01:04: patio expansions into that public realm,  
01:01:04 --> 01:01:08: and that's when I'm talking about rebalancing as you look  
01:01:08 --> 01:01:10: at a cross section of of.  
01:01:10 --> 01:01:12: Street Re balancing that too.  
01:01:12 --> 01:01:16: So an equitable space for both people,  
01:01:16 --> 01:01:18: bikes and car for people,  
01:01:18 --> 01:01:20: bikes and cars across that.  
01:01:20 --> 01:01:24: And I think one example that we've done really well,  
01:01:24 --> 01:01:29: is closing the streets in Association with parks and  
understanding  
01:01:29 --> 01:01:33: that we need to to allow for people and bikes  
01:01:33 --> 01:01:37: to move into these spaces to allow for that social  
01:01:37 --> 01:01:40: distancing. So we are studying those as.  
01:01:40 --> 01:01:45: As overtime, the summer will be great because everybody  
will  
01:01:45 --> 01:01:46: be outdoors it will.  
01:01:46 --> 01:01:50: I'm interested to know if people are moving more generally  
01:01:50 --> 01:01:54: in there in their own villages as opposed to going  
01:01:54 --> 01:01:58: across into other neighborhoods or other parts of the city.  
01:01:58 --> 01:02:02: And are they just walking in their neighborhood and using  
01:02:02 --> 01:02:02: those?  
01:02:02 --> 01:02:06: The amenities that are in their own neighborhood as it  
01:02:06 --> 01:02:10: relates to any kind of other exposure so those are  
01:02:10 --> 01:02:11: just the expansion?  
01:02:11 --> 01:02:15: Into the public realm for patio for.  
01:02:15 --> 01:02:19: Restaurant patios as well as the closing of roads and  
01:02:19 --> 01:02:21: Association with parks is great.  
01:02:21 --> 01:02:23: It's already.  
01:02:23 --> 01:02:27: Thanks Laura, and then Mark I want to give you  
01:02:27 --> 01:02:29: the shot on this and then I getting a lot

01:02:29 --> 01:02:30: of questions.

01:02:30 --> 01:02:34: Will move to the audience questions after your comments.

01:02:34 --> 01:02:37: Yeah, I think maybe what would be most useful for

01:02:37 --> 01:02:38: me to share.

01:02:38 --> 01:02:42: Would be, you know the current operating assets or projects

01:02:42 --> 01:02:45: under development that we have here in Denver and how

01:02:45 --> 01:02:49: we are trying to transition to you know back into

01:02:49 --> 01:02:53: operation so we have a large 200 million dollar project

01:02:53 --> 01:02:54: under construction.

01:02:54 --> 01:02:57: At the old RTD bus bus station in the middle

01:02:57 --> 01:03:01: of Lodo and the You know there's about 80,000 square

01:03:01 --> 01:03:02: feet of retail,

01:03:02 --> 01:03:05: about 90,000 square feet of office space,

01:03:05 --> 01:03:07: and then 225 residential units,

01:03:07 --> 01:03:10: and that was really scheduled to open this summer.

01:03:10 --> 01:03:13: That really won't open until early fall.

01:03:13 --> 01:03:16: We've had some slowdowns in the construction,

01:03:16 --> 01:03:18: but it hasn't been too bad,

01:03:18 --> 01:03:22: but significant pull back on the retail tenants that were

01:03:22 --> 01:03:24: lining up to go there and.

01:03:24 --> 01:03:28: Look, it's going to take awhile for those tenants to

01:03:28 --> 01:03:32: get confident and comfortable to advance their investments,

01:03:32 --> 01:03:36: and so we're working extremely carefully with them to ensure

01:03:36 --> 01:03:37: that you know,

01:03:37 --> 01:03:41: we give them the opportunity to stay solvent over the

01:03:41 --> 01:03:41: next year,

01:03:41 --> 01:03:44: as this is this model is this modulate,

01:03:44 --> 01:03:47: so honestly we probably imagine you know,

01:03:47 --> 01:03:52: really, most of that retail not opening until late spring

01:03:52 --> 01:03:54: early early summer of next year.

01:03:54 --> 01:03:57: We have another large mixed use project that we're in

01:03:57 --> 01:04:00: the midst of construction on Colorado Blvd.

01:04:00 --> 01:04:03: The Old University of Colorado Hospital,

01:04:03 --> 01:04:06: again large number of large amount of retail there in

01:04:06 --> 01:04:08: addition to residence and office space,

01:04:08 --> 01:04:12: and again the retail and the restaurants in particular.

01:04:12 --> 01:04:15: We're being very, very careful and cautious with.

01:04:15 --> 01:04:16: We don't want to force them,

01:04:16 --> 01:04:19: you know, to get out of the gate too early,

01:04:19 --> 01:04:23: burn their operating capital before the marketplace is really,

01:04:23 --> 01:04:26: really ready. You know we have a 200 room Kimpton

01:04:26 --> 01:04:26: hotel.

01:04:26 --> 01:04:29: Right here at Union Station and I just was reviewing  
 01:04:29 --> 01:04:30: this morning,  
 01:04:30 --> 01:04:32: the sneeze guards that are going up.  
 01:04:32 --> 01:04:35: We've been operating that hotel all through this.  
 01:04:35 --> 01:04:37: We've had, you know, some nights.  
 01:04:37 --> 01:04:40: It's a 200 hotel. Some nights we've had three guests  
 01:04:41 --> 01:04:43: and other nights we've had as many as 11 or  
 01:04:43 --> 01:04:43: 12.  
 01:04:43 --> 01:04:47: And you know, that's a hotel that's really been driven  
 01:04:47 --> 01:04:49: around business meetings and we really,  
 01:04:49 --> 01:04:52: you know, we just don't see that that that meeting  
 01:04:52 --> 01:04:54: business coming back for months.  
 01:04:54 --> 01:04:57: You know, we plan to basically operate that as 100  
 01:04:57 --> 01:04:58: room transient.  
 01:04:58 --> 01:05:01: Guest hotel over the next four to six months and  
 01:05:01 --> 01:05:02: hope that you know by February,  
 01:05:02 --> 01:05:05: March. You know we can start to with some confidence  
 01:05:05 --> 01:05:06: you know.  
 01:05:06 --> 01:05:08: Begin to book as the challenges you know.  
 01:05:08 --> 01:05:10: If you book a bunch of big meetings and you  
 01:05:10 --> 01:05:13: have to staff up for it and then 30 days  
 01:05:13 --> 01:05:16: out the meeting cancels because they're just you know  
 01:05:16 --> 01:05:19: people  
 01:05:16 --> 01:05:19: are really uncomfortable or some data point comes through  
 01:05:19 --> 01:05:22: that  
 01:05:19 --> 01:05:22: puts people in a freeze again so the ramp back  
 01:05:22 --> 01:05:23: up is going to be pretty.  
 01:05:23 --> 01:05:26: It's going to be. It's going to be a pretty  
 01:05:26 --> 01:05:26: tough slog,  
 01:05:26 --> 01:05:28: and I think that you're going to.  
 01:05:28 --> 01:05:30: You know, as people get more cautious,  
 01:05:30 --> 01:05:33: it will unfortunately take more air out of the broader  
 01:05:33 --> 01:05:34: economic sort of engine,  
 01:05:34 --> 01:05:36: and that will compound itself.  
 01:05:36 --> 01:05:39: And you know, those are things that are realities and  
 01:05:39 --> 01:05:41: I'll share one last little data point with you.  
 01:05:41 --> 01:05:45: We had a conversation this morning amongst our senior  
 01:05:45 --> 01:05:47: leadership  
 01:05:45 --> 01:05:47: team about whether to reopen the office.  
 01:05:47 --> 01:05:50: You know, under the new rules that have been put  
 01:05:50 --> 01:05:50: out.  
 01:05:50 --> 01:05:52: And as we started to dig into it further,  
 01:05:52 --> 01:05:53: we kind of just said,

01:05:53 --> 01:05:55: you know, what kind of not worth it?  
 01:05:55 --> 01:05:57: The complexity of managing it,  
 01:05:57 --> 01:06:00: administering all of that? Isn't worth it and we don't  
 01:06:00 --> 01:06:04: think we're losing that much protein productivity right now.  
 01:06:04 --> 01:06:07: You know, we've certainly got some households that are stressed  
 01:06:07 --> 01:06:10: because trying to balance all of these you know,  
 01:06:10 --> 01:06:13: activities going on in their homes with young kids in  
 01:06:13 --> 01:06:14: particular.  
 01:06:14 --> 01:06:17: But you know, for those people were trying to figure  
 01:06:17 --> 01:06:19: out ways to accommodate them.  
 01:06:19 --> 01:06:22: But you know, there's so much complexity going into all  
 01:06:22 --> 01:06:22: of this,  
 01:06:22 --> 01:06:25: and I really worry about the restaurants being able to  
 01:06:25 --> 01:06:29: manage all of that additional administrative complexity.  
 01:06:29 --> 01:06:30: An operate at 40 or 50%  
 01:06:30 --> 01:06:32: of what is there. Normal run rate,  
 01:06:32 --> 01:06:35: so I think this reentry is going to be is  
 01:06:35 --> 01:06:36: going to be pretty rough.  
 01:06:36 --> 01:06:40: Great, thanks mark. We just have time for a couple  
 01:06:40 --> 01:06:40: of questions.  
 01:06:40 --> 01:06:43: There's a lot coming in but I will pick out  
 01:06:43 --> 01:06:46: one of my favourites which is how do we manage  
 01:06:46 --> 01:06:49: NIMBY pushback on density during and after covid?  
 01:06:49 --> 01:06:54: Seems like this pandemic provides more ammunition for their arguments  
 01:06:54 --> 01:06:55: and.  
 01:06:55 --> 01:06:57: I don't know if that's a Laura question or somebody  
 01:06:57 --> 01:06:59: else wants to take that.  
 01:07:01 --> 01:07:04: I posted a response there real quick too so,  
 01:07:04 --> 01:07:07: but lorigo first, sorry oh that's right.  
 01:07:07 --> 01:07:08: Well, it's I think this.  
 01:07:08 --> 01:07:12: It's the conversation that we had here today,  
 01:07:12 --> 01:07:15: right that I think there are data points that we've  
 01:07:15 --> 01:07:18: already begun gathering that counter.  
 01:07:18 --> 01:07:22: The argument that's not going to satisfy everybody.  
 01:07:22 --> 01:07:25: Ann and I would say those folks who have been  
 01:07:25 --> 01:07:29: struggling with with the growth in Denver and how we  
 01:07:29 --> 01:07:31: accommodate it in a healthy,  
 01:07:31 --> 01:07:35: equitable way for. All of Denver citizens have been struggling  
 01:07:35 --> 01:07:36: with that.  
 01:07:36 --> 01:07:41: That's the focus, and so I don't have like a  
 01:07:41 --> 01:07:43: magic tool or a.

01:07:43 --> 01:07:45: That that would counter it,  
 01:07:45 --> 01:07:48: I just I think it's in the context of this  
 01:07:48 --> 01:07:51: is a marathon and this is a moment that we're  
 01:07:51 --> 01:07:55: having and we have to be thoughtful about the safety  
 01:07:55 --> 01:07:58: and health obviously of our citizens.  
 01:07:58 --> 01:08:03: But the the those folks who have had NIMBY position  
 01:08:03 --> 01:08:07: on our plans around around bold growth for our city  
 01:08:08 --> 01:08:10: have been there already.  
 01:08:10 --> 01:08:15: Great there is. You know we talked a little bit  
 01:08:15 --> 01:08:16: about health,  
 01:08:16 --> 01:08:20: design, chronic conditions, etc. But how do we design our  
 01:08:20 --> 01:08:20: cities now,  
 01:08:20 --> 01:08:22: not only for active lifestyle,  
 01:08:22 --> 01:08:25: but also for assuring healthy food choices.  
 01:08:25 --> 01:08:28: So can we design communities as part of all of  
 01:08:28 --> 01:08:31: this for growing consuming healthy food as well As for  
 01:08:31 --> 01:08:33: moving about in a healthy fashion?  
 01:08:33 --> 01:08:37: And I'll let one of you choose who wants to  
 01:08:37 --> 01:08:39: answer that one.  
 01:08:39 --> 01:08:40: Hey now are you Sarah?  
 01:08:40 --> 01:08:43: Yeah, so I think that the important thing with access  
 01:08:43 --> 01:08:46: to healthy food is also supporting the organizations,  
 01:08:46 --> 01:08:50: whether they be nonprofits or groups that.  
 01:08:50 --> 01:08:53: Have the capability to manage and take care of those  
 01:08:53 --> 01:08:54: urban urban farms.  
 01:08:54 --> 01:08:59: the Denver Housing Authority had the Sustainability park  
 going by  
 01:08:59 --> 01:09:00: Curtis Park for a while,  
 01:09:00 --> 01:09:04: which is an example of partnership that had.  
 01:09:04 --> 01:09:08: Gave jobs to high school students allowed for production in  
 01:09:08 --> 01:09:11: downtown and also provided access for people to get to  
 01:09:11 --> 01:09:12: that food.  
 01:09:12 --> 01:09:15: There's a lot of different ways you can incorporate gardens  
 01:09:15 --> 01:09:18: and you know we have a decentralized plan that we've  
 01:09:18 --> 01:09:19: come up with.  
 01:09:19 --> 01:09:23: Also, for farmers markets to continue to operate in  
 communities,  
 01:09:23 --> 01:09:25: just didn't get to share that today.  
 01:09:25 --> 01:09:28: But it's not just about having the space available because  
 01:09:28 --> 01:09:31: it takes a lot of work to actually produce food.  
 01:09:31 --> 01:09:35: It's also supporting those organizations that can can lead the  
 01:09:35 --> 01:09:35: charge.

01:09:35 --> 01:09:39: And creating those and making it happen.  
 01:09:39 --> 01:09:41: Great, great, and maybe the last question.  
 01:09:41 --> 01:09:44: A couple of people have asked to something on this  
 01:09:44 --> 01:09:46: is you and Jordan you address.  
 01:09:46 --> 01:09:49: That's a little bit other people may want to talk  
 01:09:49 --> 01:09:50: about it,  
 01:09:50 --> 01:09:53: but there the anti density perspective the flight to suburbs.  
 01:09:53 --> 01:09:56: People who are now going to reinforce that boy you  
 01:09:56 --> 01:09:59: need to be in your car separate from other people  
 01:09:59 --> 01:10:02: you need not be in a big house separate from  
 01:10:02 --> 01:10:06: other people. How do we address this anti density push  
 01:10:06 --> 01:10:09: back the suburbanization pushback.  
 01:10:09 --> 01:10:11: Who wants to take that?  
 01:10:11 --> 01:10:13: Away and I, you know,  
 01:10:13 --> 01:10:17: look after 911 the trauma of airplane travel was was  
 01:10:17 --> 01:10:19: was very intense and people were,  
 01:10:19 --> 01:10:25: appropriately, extremely concerned about the security of  
 being able to  
 01:10:25 --> 01:10:27: move around the country that way.  
 01:10:27 --> 01:10:32: It's also remarkable that wants some palliative measures are  
 put  
 01:10:32 --> 01:10:33: in place,  
 01:10:33 --> 01:10:36: and we're incredibly adaptive and responsive.  
 01:10:36 --> 01:10:40: I think couple of people mentioned that as a species.  
 01:10:40 --> 01:10:43: In that way you know people we are.  
 01:10:43 --> 01:10:47: Program to put these traumas behind us and go back  
 01:10:47 --> 01:10:49: to our and go back to our lives.  
 01:10:49 --> 01:10:52: I mean we people do that after wars that are  
 01:10:52 --> 01:10:57: so much more devastating than what we're living through  
 right  
 01:10:57 --> 01:10:57: now,  
 01:10:57 --> 01:11:00: and I just don't see the inherent,  
 01:11:00 --> 01:11:01: you know, base sort of,  
 01:11:01 --> 01:11:03: you know?  
 01:11:03 --> 01:11:06: Sapient sort of desires being repressed by this at all.  
 01:11:06 --> 01:11:08: I just don't. I might be really off base,  
 01:11:08 --> 01:11:11: but it certainly history tells us that that's not historically  
 01:11:11 --> 01:11:12: been the case,  
 01:11:12 --> 01:11:14: right? OK, just to finish that off,  
 01:11:14 --> 01:11:16: although I know we're almost at times we have the  
 01:11:17 --> 01:11:17: data.  
 01:11:17 --> 01:11:19: As we pointed out, there's a lot of data pointing  
 01:11:19 --> 01:11:21: to the kind of places that are doing well,



01:11:21 --> 01:11:24: and those that are not doing well and again density  
01:11:24 --> 01:11:26: tends not to be a sort of the leader of  
01:11:26 --> 01:11:26: that.  
01:11:26 --> 01:11:29: So I think we need using that density is sort  
01:11:29 --> 01:11:29: of our basis.  
01:11:29 --> 01:11:31: We need to create the policy,  
01:11:31 --> 01:11:33: you know, I think Laura and her group is a  
01:11:33 --> 01:11:34: big job ahead of her.  
01:11:34 --> 01:11:36: Enforcing the policies and as she says,  
01:11:36 --> 01:11:40: are moving full speed ahead and then not subsidizing and  
01:11:40 --> 01:11:43: not investing in the things that reverse those decisions so  
01:11:43 --> 01:11:46: you know people will move where they want to move,  
01:11:46 --> 01:11:49: but if we don't subsidize and make it easier for  
01:11:49 --> 01:11:51: them to make the wrong decisions.  
01:11:51 --> 01:11:53: Then I think we'll start seeing,  
01:11:53 --> 01:11:55: you know, sort of a movement towards towards you.  
01:11:55 --> 01:11:59: Know, stronger places and more resilient place is great.  
01:11:59 --> 01:12:01: Um, well, we're about out of time,  
01:12:01 --> 01:12:05: so this was really thoughtful commentary from all of the  
01:12:05 --> 01:12:07: panelists and great dialogue.  
01:12:07 --> 01:12:09: And we had a lot of action in the chat  
01:12:09 --> 01:12:09: box,  
01:12:09 --> 01:12:13: and I'm sorry if we couldn't get to your question  
01:12:13 --> 01:12:15: because there was so much activity,  
01:12:15 --> 01:12:17: but I do need to turn it back over now  
01:12:17 --> 01:12:21: to Sarah Franklin for closing and to end the meeting.  
01:12:21 --> 01:12:23: So thanks again to all of our panelists.  
01:12:31 --> 01:12:33: Great thank you John and thank you to all of  
01:12:33 --> 01:12:35: our speakers for their insights.  
01:12:35 --> 01:12:37: Today you've given us a lot to think about as  
01:12:37 --> 01:12:40: we navigate this next chapter of our businesses,  
01:12:40 --> 01:12:43: our personal lives and the choices that we make and  
01:12:43 --> 01:12:45: the growth and evolution of our cities.  
01:12:45 --> 01:12:48: This is a topic that you will I will continue  
01:12:48 --> 01:12:50: to explore over the coming months.  
01:12:50 --> 01:12:52: Will host upcoming sessions to take a closer look.  
01:12:52 --> 01:12:54: For example at the future of parks,  
01:12:54 --> 01:12:57: open spaces in the public realm like streets will also  
01:12:57 --> 01:13:00: host a session on the future of design and planning.  
01:13:00 --> 01:13:03: Addressing new ideas for designing the workplace,  
01:13:03 --> 01:13:06: housing, recreational facilities, stores, St Fronts and Transit,  
01:13:06 --> 01:13:09: and you can continue to check on the Events page

01:13:09 --> 01:13:10: of our website.  
01:13:10 --> 01:13:13: Upcoming opportunities. So as I mentioned earlier,  
01:13:13 --> 01:13:16: we are recording today's session and we will share a  
01:13:16 --> 01:13:17: copy of the recording to you,  
01:13:17 --> 01:13:21: like Colorado's website. On the resources page our staff,  
01:13:21 --> 01:13:25: while working virtually continues to be available for your  
membership  
01:13:25 --> 01:13:28: and program related questions and as an ongoing resource  
to  
01:13:28 --> 01:13:28: you.  
01:13:28 --> 01:13:31: During this time, we wish all of you a nice  
01:13:31 --> 01:13:34: weekend ahead and this concludes our session.  
01:13:34 --> 01:13:35: Thank you so much.  
01:13:37 --> 01:13:37: Thanks.  
01:13:40 --> 01:13:40: Thank you.  
01:13:43 --> 01:13:46: I thanks everyone.

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