



# **Mobilising the real estate industry to decarbonise.**

**C Change Summit 2023**

Wednesday 11 October

Danish Architecture Center, Copenhagen

**CChange**

# Welcome and Introductions



**Lisette van Doorn**

CEO Europe  
Urban Land Institute



# Welcome and Introductions



Moderator

**Andrea Carpenter**

Managing Director  
Diversity Talks Real Estate



# United Front: A Coordinated Response to a Shared Challenge



Keynote Speaker

**Jeremy Oppenheim**

Founder  
**Systemiq**

Board Member  
**Mission Possible Partnership**

Special Advisor  
**Energy Transitions Commission**





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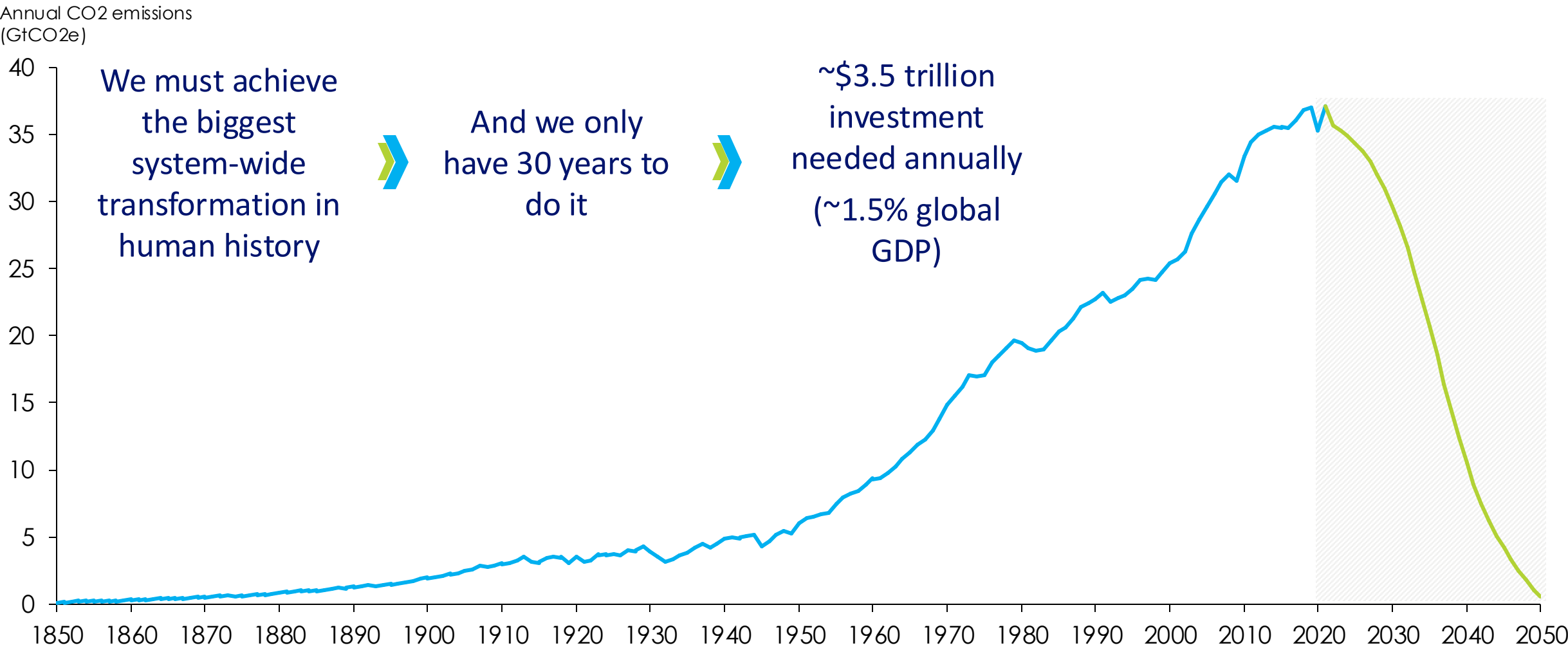
11<sup>th</sup> October 2023: C-Change Summit

# UNITED FRONT: A COORDINATED RESPONSE TO A SHARED CHALLENGE

Jeremy Oppenheim

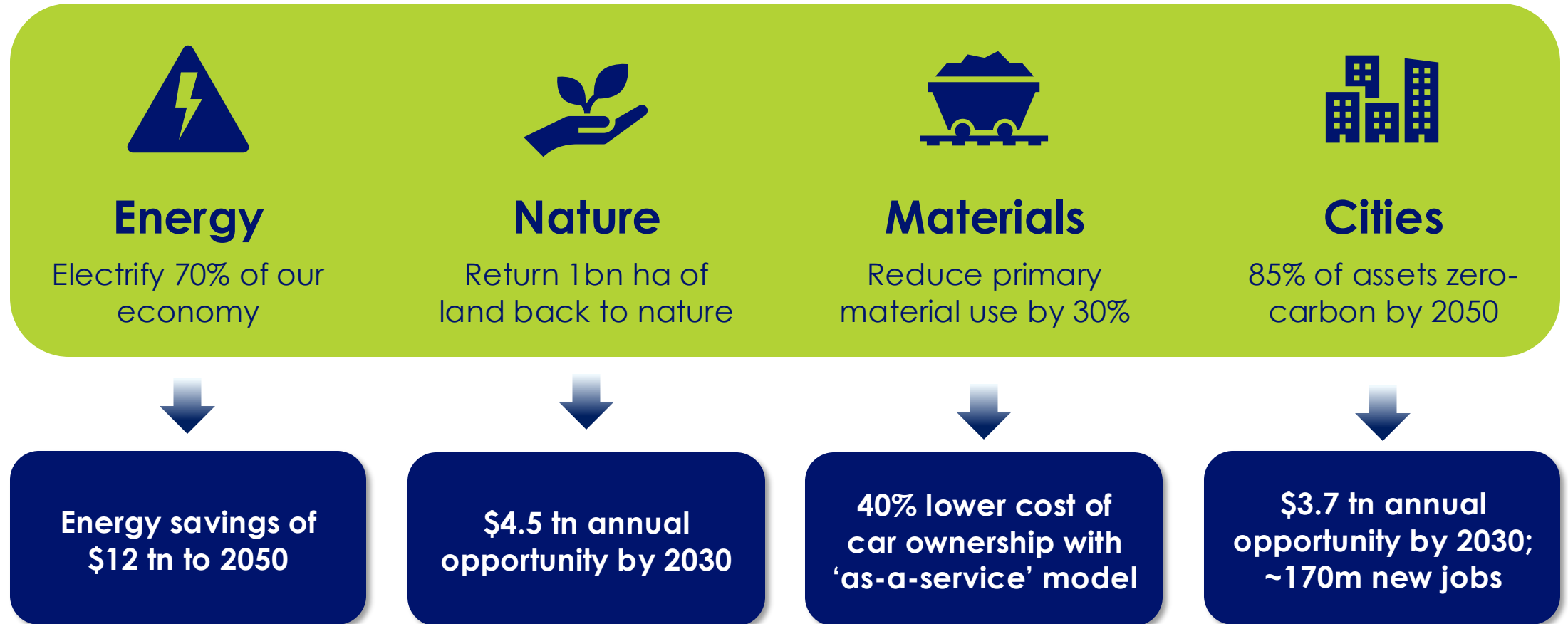
Co-Founder & Senior Partner, Systemiq

# We are entering a period of enormous systemic change

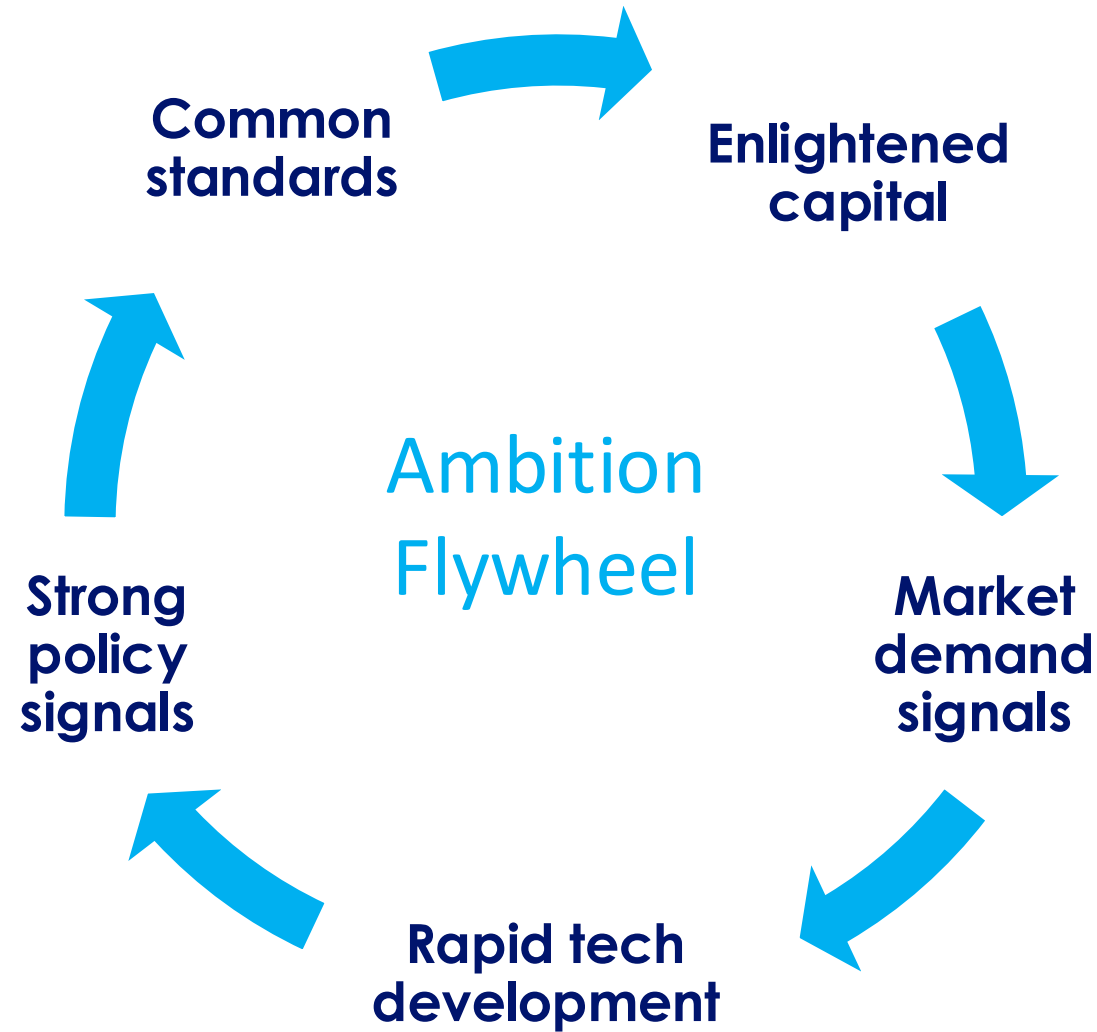


# huge opportunities if we succeed

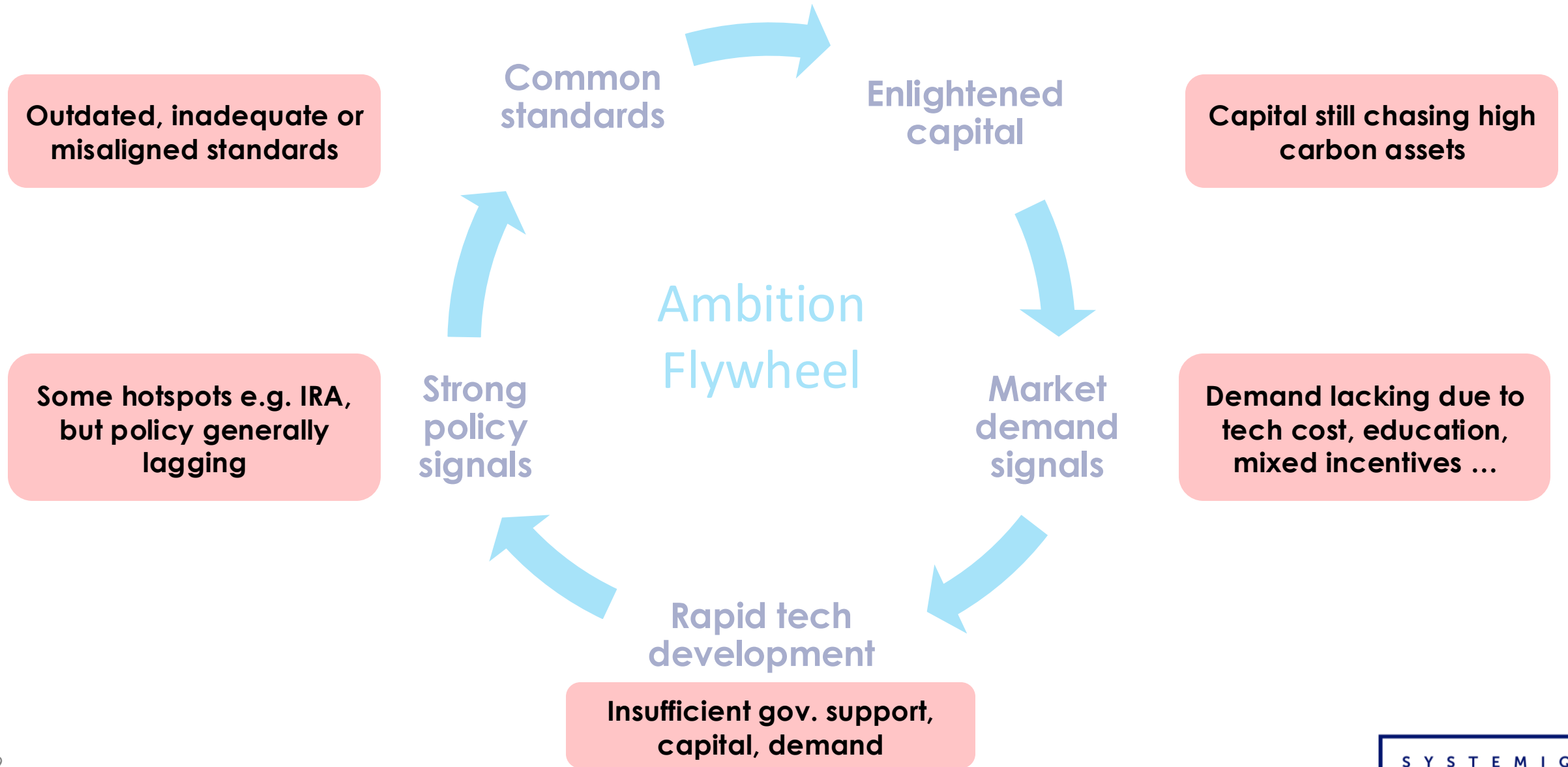
*4 major system shifts can unlock trillions by 2050*



# We have identified a common system change architecture



# With common hurdles to overcome between sectors





# Collective action is emerging in response to these challenges

## ENERGY



- Shifted 'belief regime' on energy transition
- Demand aggregation for green products

## finance



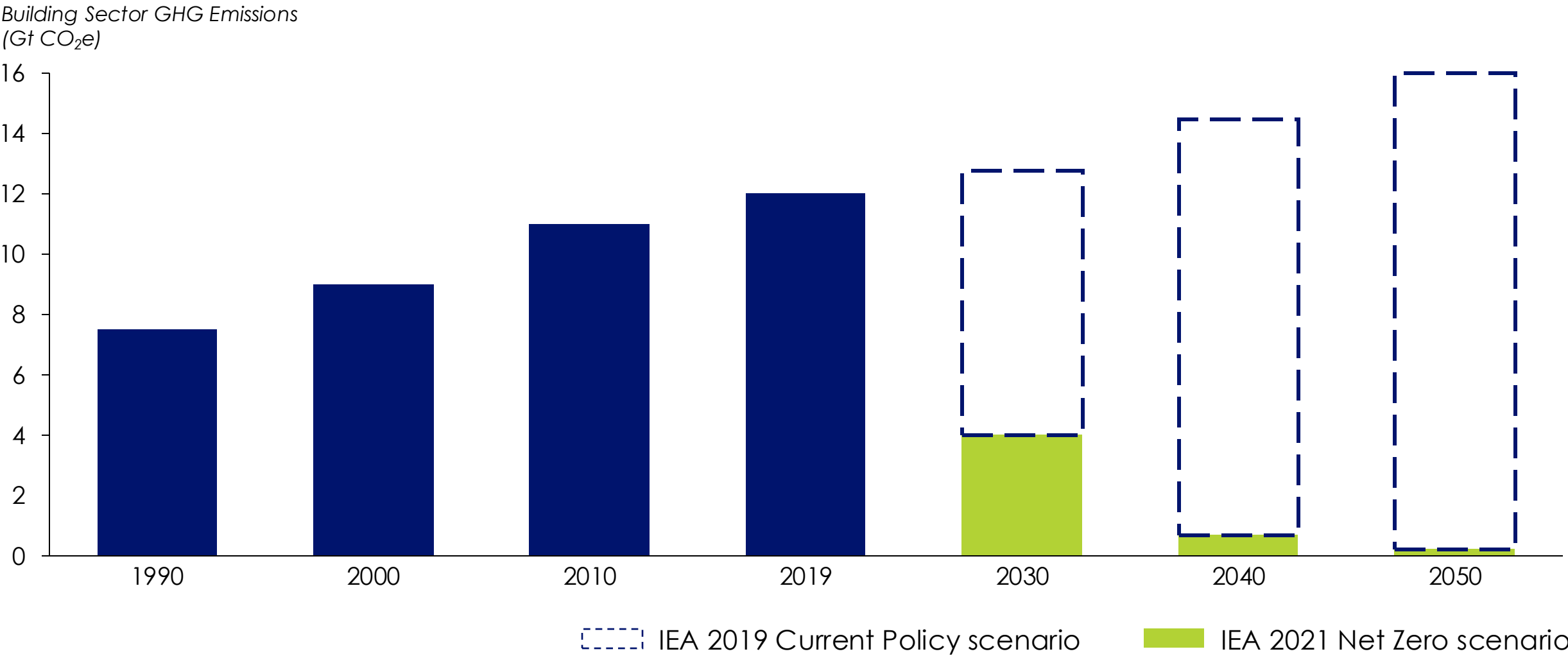
- Carbon incorporated into investment decisions
- Spurred on TCFD (and now TNFD)

## fashion



- First Collective Virtual Renewable Energy PPA
- Support to help cotton farmers transition

# Despite “noise” Real estate way off track for net zero



# rethinking the system needs leadership but no one can do it alone

## The system Today



Built environment drives **40% GHG emissions**

## Fixing the existing system



Retrofitting for **energy efficiency**

Sourcing **low-carbon materials**

## Rethinking the system



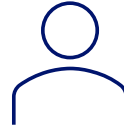
Buildings **generating and storing energy** in a decentralised, distributed system

# Successful coalitions have five key traits



1

**Shared vision**  
and **goals**



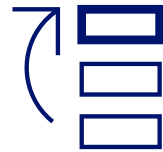
2

**Strong leadership**  
across multiple levels  
(C-Suite & technical)



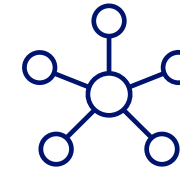
3

**Critical mass** to  
drive system tipping  
points



4

**Tight delivery plan** for  
breakthrough solutions



5

**A collaborative**  
**approach** to create system  
change multipliers





S Y S T E M I Q

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**cChange**

# View From the City: Climate Action in Copenhagen



## Morten Kjer Jeppesen

Team Director - Masterplanning & Design Europe  
Gehl





# View from the city: Climate Action in Copenhagen

**Gehl**

**Morten Kjer Jeppesen**

Director - Europe Masterplanning & Design


[morten-j@gehlpeople.com](mailto:morten-j@gehlpeople.com)



**Gehl** is an urban design consultancy

We work globally to improve conditions for **health, equity and sustainability** through urban strategy, masterplanning, mobility plans, landscape design and social science.





Jan Gehl pioneered human-centered city making, improving the quality of urban life by placing people at the heart of the design process.



We are build on  
a 50 year legacy  
of human-  
centered  
urbanism

The City of Copenhagen, our urban laboratory, is a world-renowned model for urban quality and sustainable urban development



**Gehl**  
20 years  
gathering  
public life data  
in over **300**  
cities around  
the world.

San Francisco

New York

Edmonton  
Red Deer  
Calgary  
Victoria  
Vancouver  
Seattle  
Boise  
Denver  
Akron  
Lexington  
Toronto  
Somerville  
Philadelphia  
Washington D.C.  
Charlotte  
Columbia  
West Palm Beach  
Miami  
Nashville  
Louisville  
San Jose  
Los Angeles  
Monterrey  
Xalapa  
Mexico City  
Guatemala City  
Panama City  
Bogota  
Cali  
Pasto  
Lima  
Natal  
Recife  
Rio de Janeiro  
São Paulo  
Asunción  
Tigre  
Montevideo  
Buenos Aires  
Mare del Plata  
Chaltén  
Valdivia  
Puerto Varas  
Puerto Montt  
La Serena  
Coquimbo  
Santiago

Nuuk

Reykjavik

Glasgow

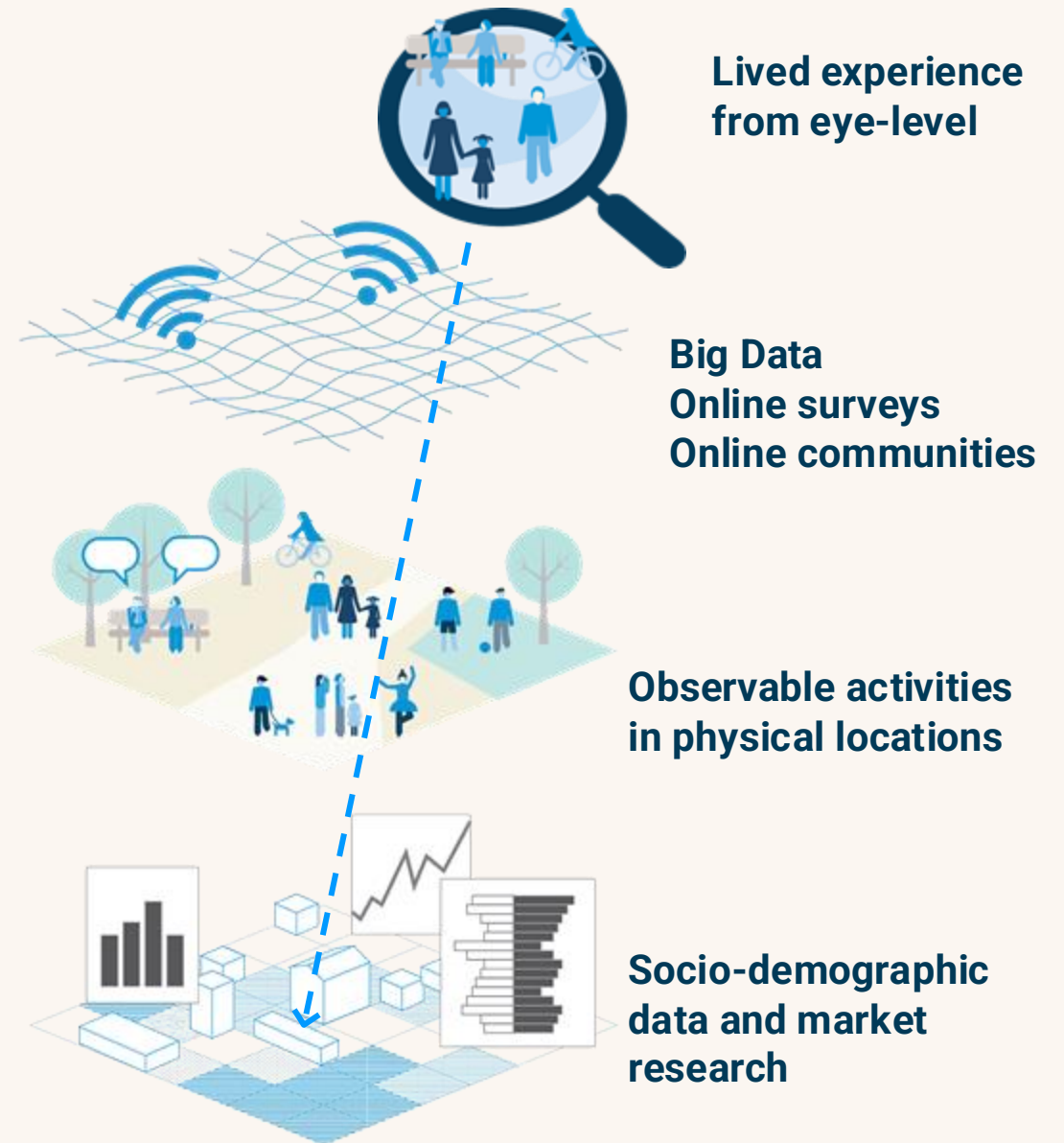
Dublin

Brig

Raba

Our mission:  
We work for cities and communities to be **equitable, healthy** and **sustainable** places for all

Built on decades of experience, the Gehl Lens uses data, thick and thin, turning big numbers into meaningful stories.



# Understanding how we live...



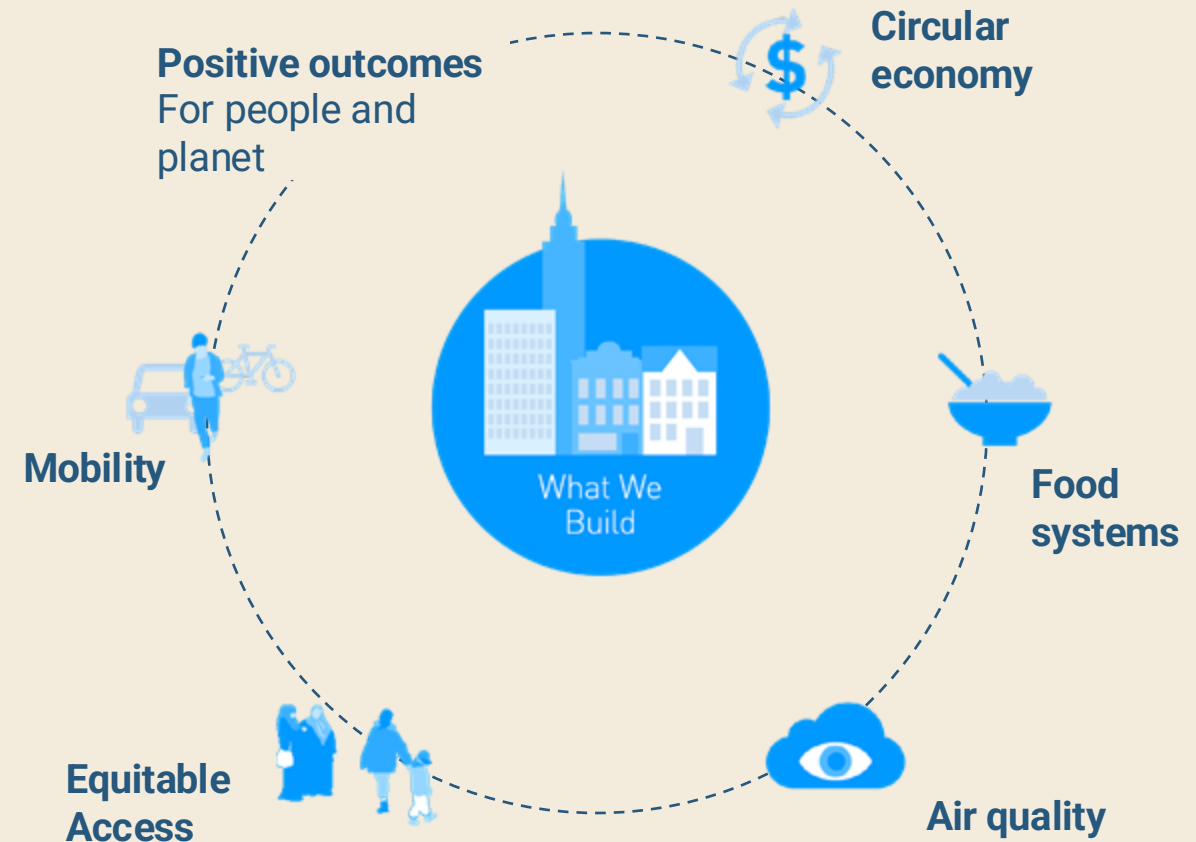
**Conscious decisions**  
empowering people by providing the  
outlet to act sustainably



**Everyday convenience**  
enabling everyday routines to act  
subconsciously



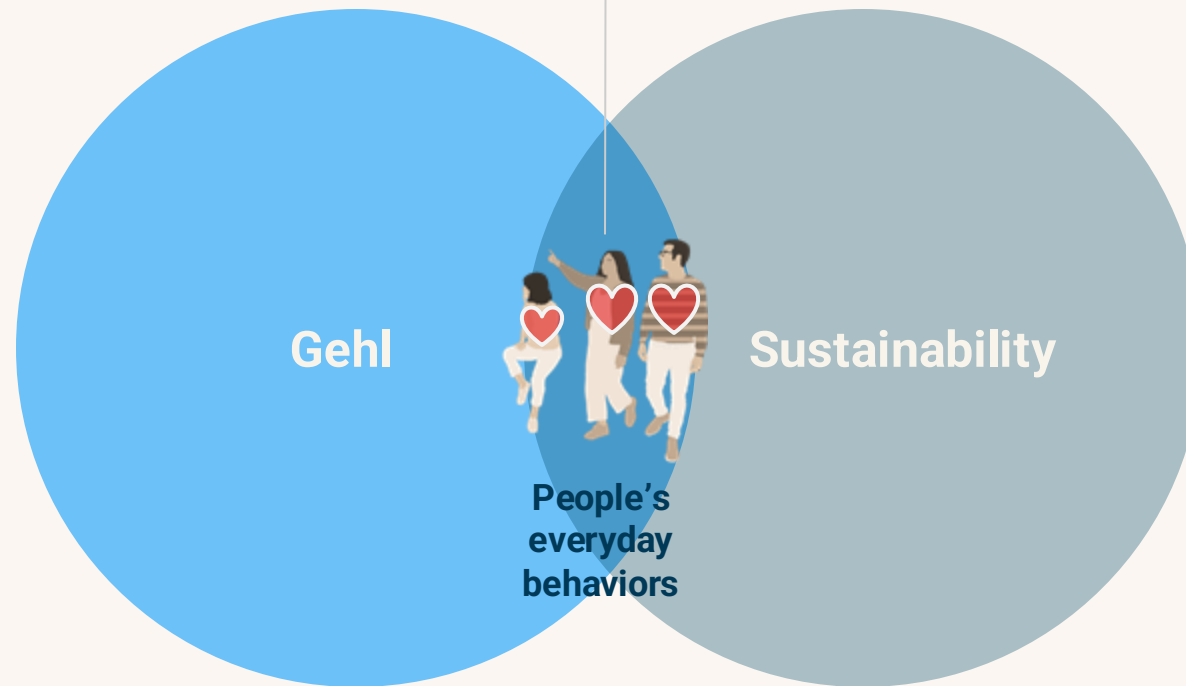
# ...to shape what we design.



# ...and design for a sustainable behaviour

## People & life first sustainability

- Sustainable behaviour
- Social sustainability
- Sustainable mobility
- Microclimate in public spaces



## Gehl

- Cities for people
- Human scale
- **People & life focus**

## Sustainability

- Certifications DGNB, LEED, BEAAM
- Engineered approach
- **Carbon and numbers focus**



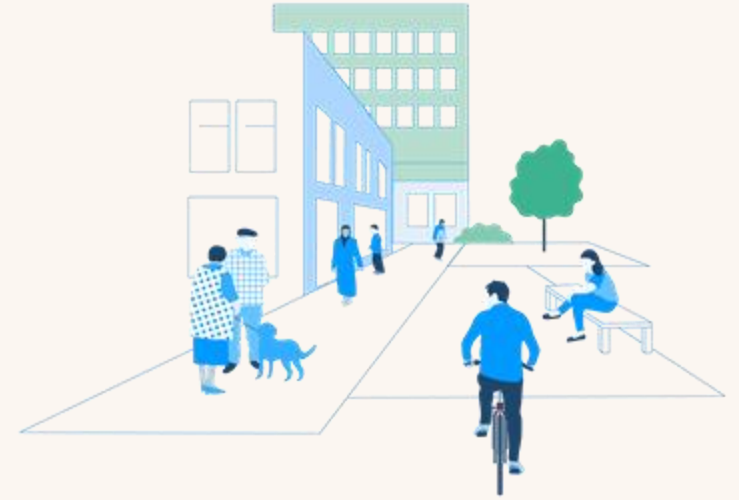
## The Gehl approach of 'Life first'



**Life**



**Space**



**Buildings**

# **‘Life-First’ considers systems-wide behavior change**

Changing how  
we move



Changing how  
we consume



Changing how  
we build



Enabling change of mindsets while  
imagining what a place can be like...

## 1930 Copenhagen Harbor





A scenic view of the Copenhagen waterfront. In the background, the Royal Danish Theatre with its prominent green dome stands behind a row of classical buildings. A large crowd of people is gathered along the waterfront promenade. In the middle ground, a small white boat is visible on the water. In the foreground, two people are kayaking in a green tandem kayak, with the text "#GREENKAYAK" visible on the side. Another smaller kayak with people is further back. On the left, an orange and white utility vehicle is parked on a small pier.

Enabling a new urban culture  
and way of life in Copenhagen





Before



After





# Köpenhamn

Stadsrums och stadslivsanalyser 1968 - idag



Nyhavn  
Before



Nyhavn  
After

4 x more space  
4 x more public life  
1962-1995



Strøget  
Before  
1962



The shops will die!  
The climate is wrong!  
It is not our culture!

Strøget  
Today



80.000 pedestrians per  
24 hours in the summer



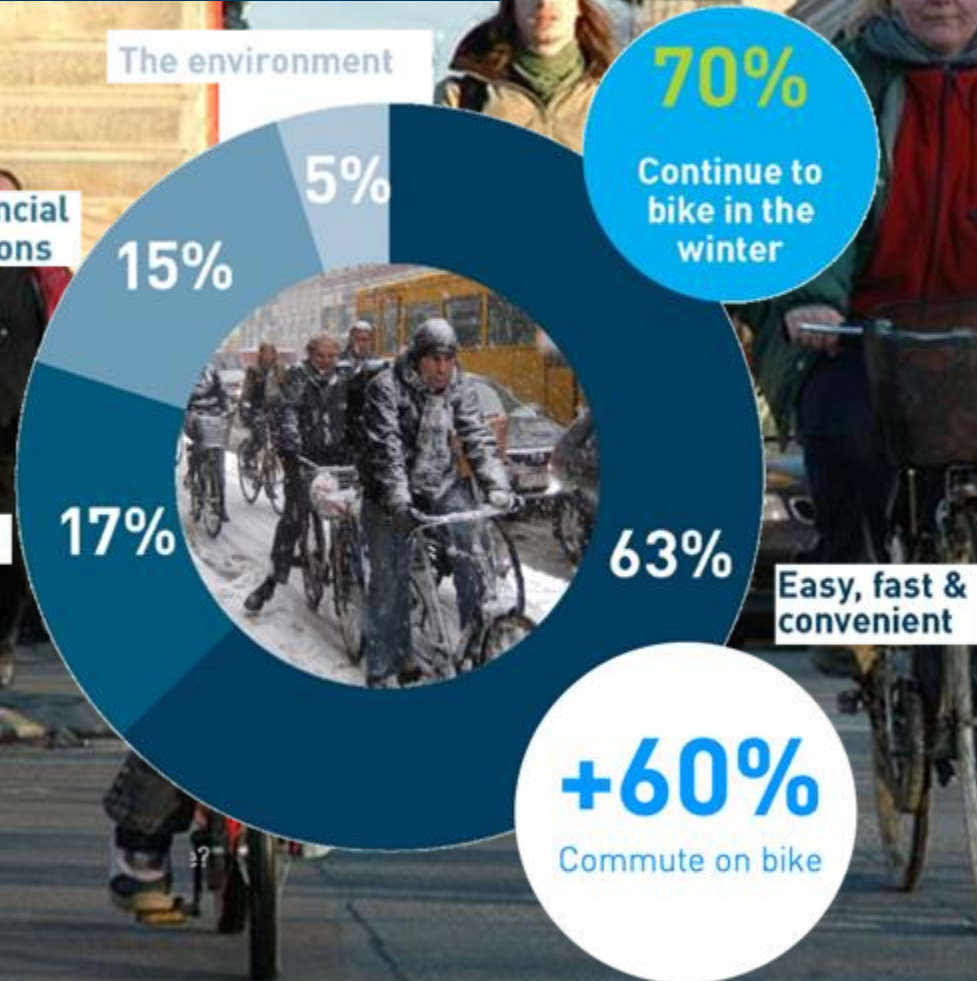




# Diversifying the way we move

62%  
bicycle

Trips to work or education in  
the City of Copenhagen  
People living in Copenhagen  
2016









# Prioritizing soft mobility





# Making public spaces attractive for all



Sønder  
blv  
Before



Sønder  
blv  
Today



# Using temporary activation as a tool to test







**Enabling a new urban culture  
and way of life in Copenhagen**

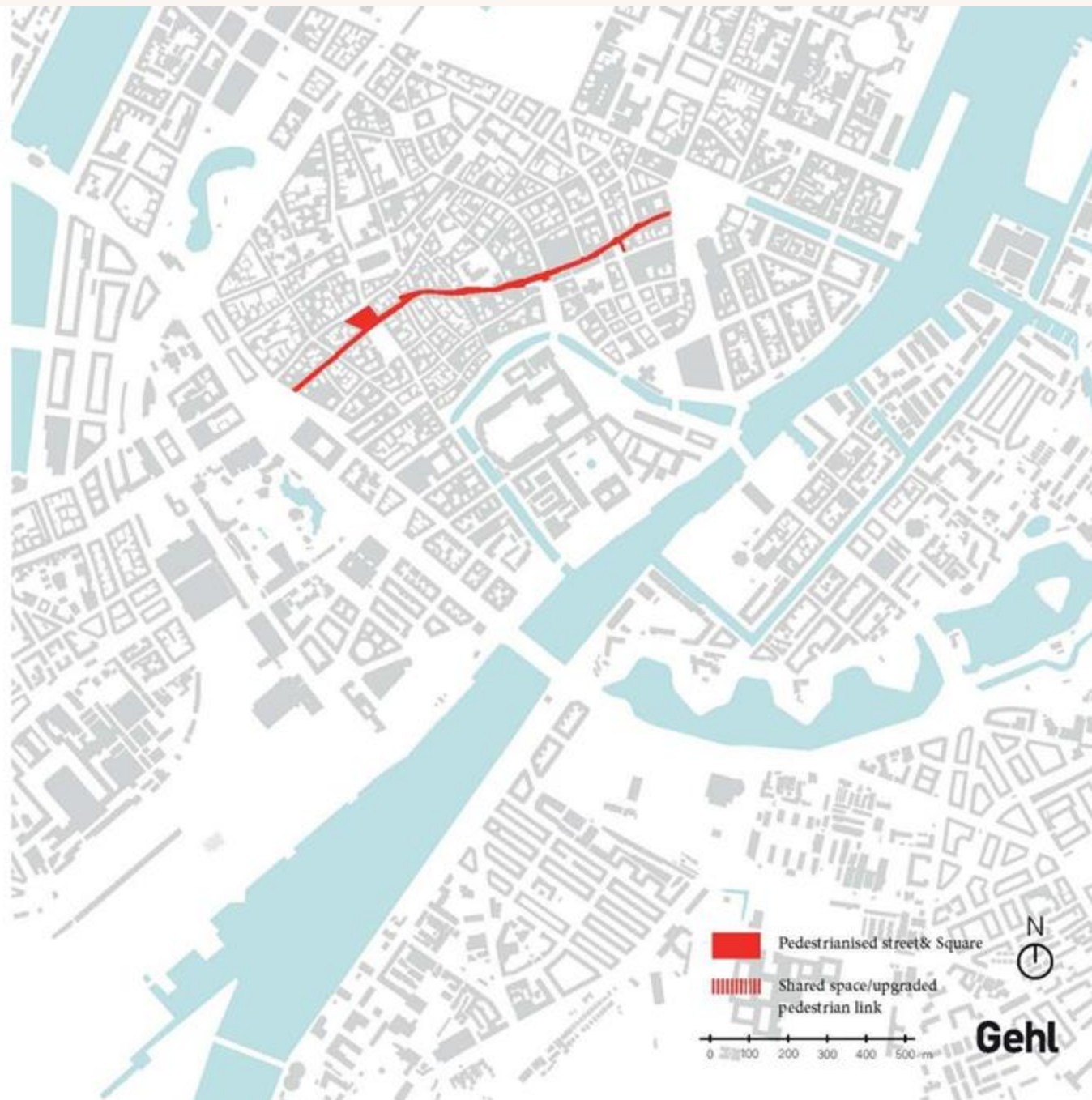


Copenhagen  
- The City to the waterfront

1962

First steps

- Pedestrianising Strøget, 1962



## Copenhagen - The City to the waterfront

# 1973

Calming of the centre...  
49.200 m<sup>2</sup> carfree streets and squares

- Gråbrødretorv 1968
- Købmagergade 1973
- Stora Kannikestrædet 1673
- Rosengården 1973
- Pilestræde 1973
- Gammeltorv og Nytorv 1973
- Kultorvet 1973



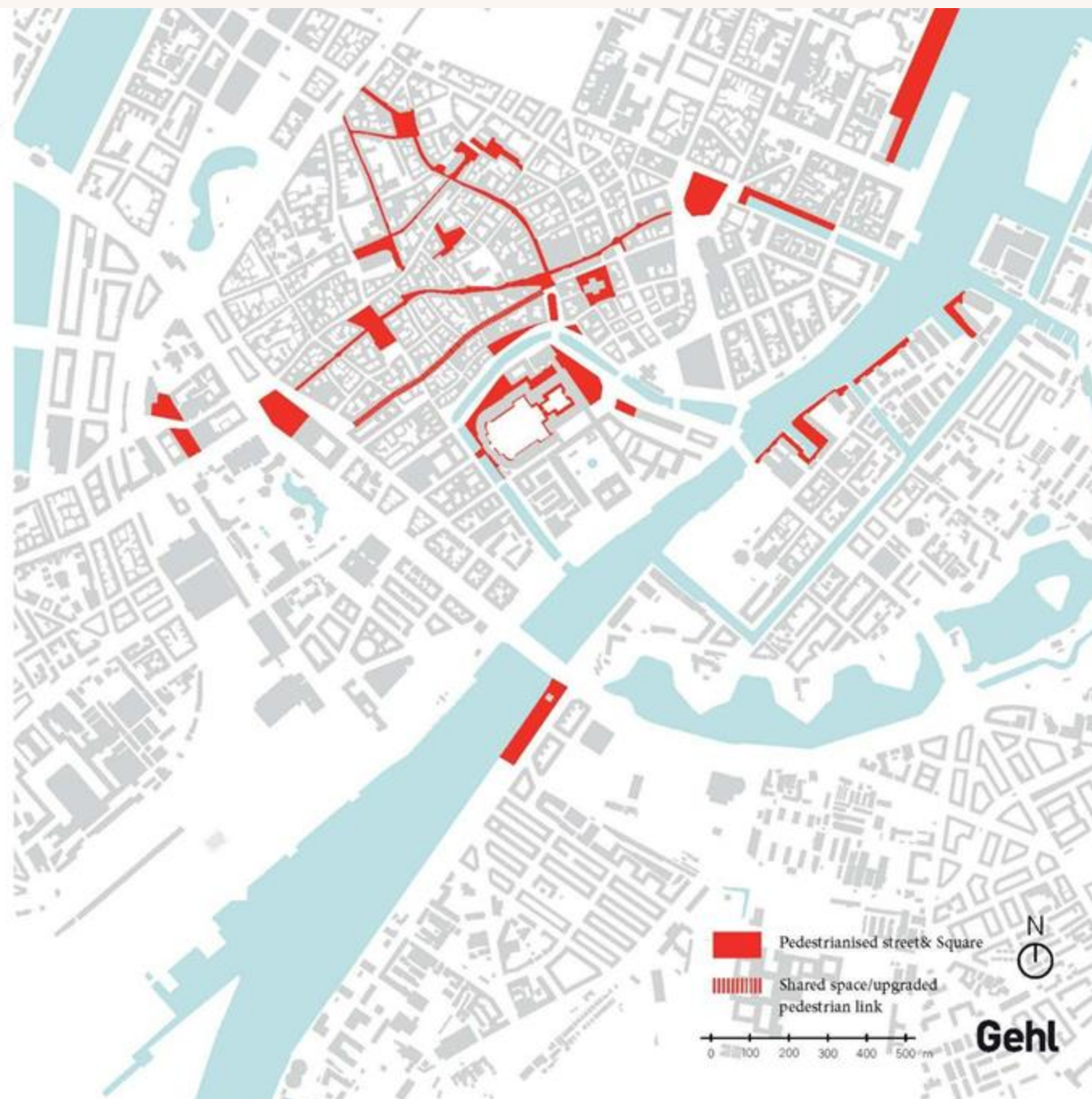


## Copenhagen - The City to the waterfront

# 1996

### Reaching out to the water

- Nyhavn 1980
- Amaliehaven 1983
- Axelstorv 1988
- Strædet 1992
- Islandsbrygge havnepark 1994
- Gammel Strand 1991
- Ved Stranden 1995
- Højbro plads 1986, 1996
- Rådhuspladsen 1996

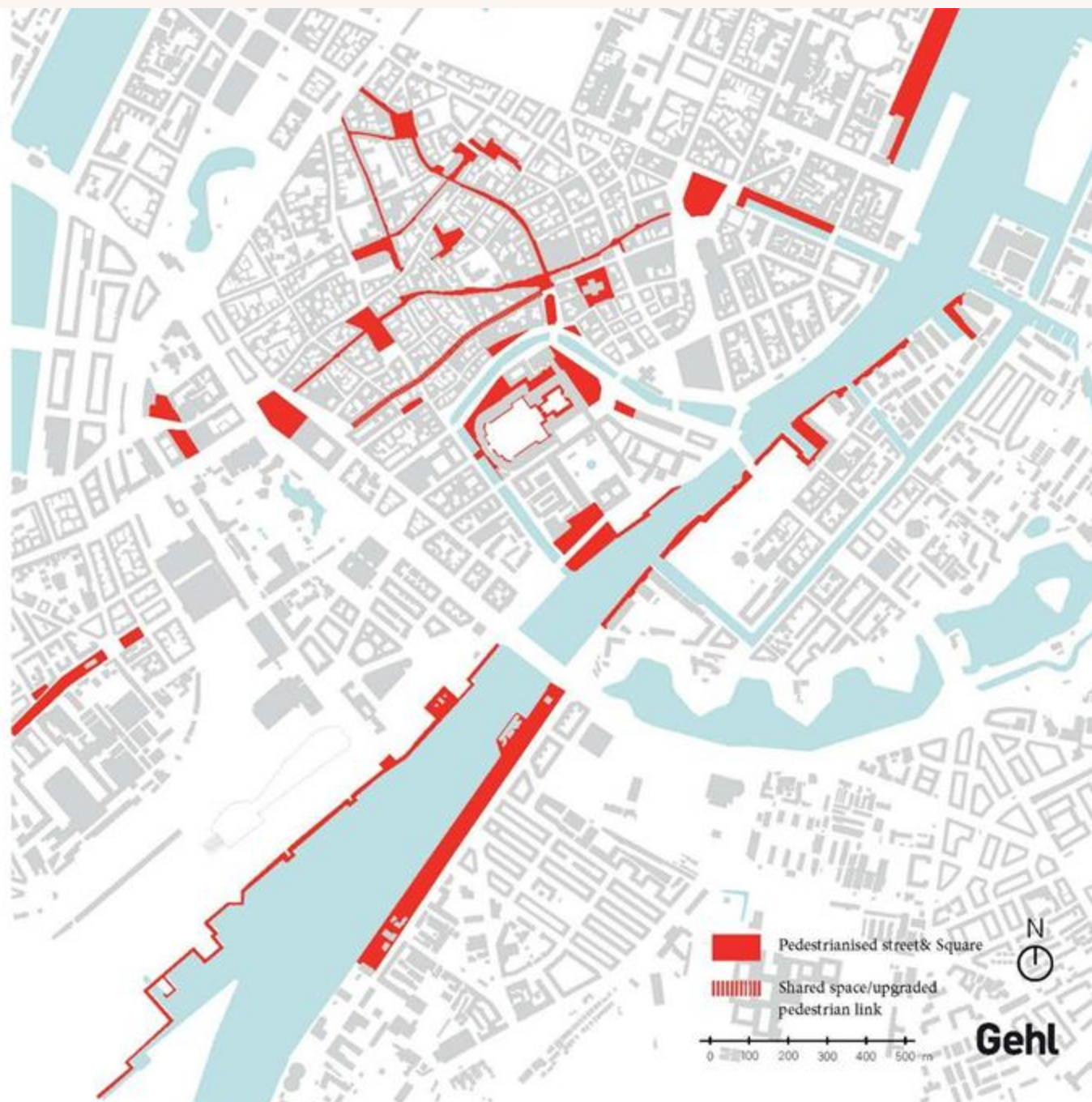


## Copenhagen - The City to the waterfront

# 2005

### Waterfront city emerging

- Søren Kirkegaards plads 1999
- Kalvebod brygge 1998 - 2001
- Christiansbro 1998-1999
- Sønder Boulevard 1999-2003
- Islandsbrygge havnebad 2005-2003



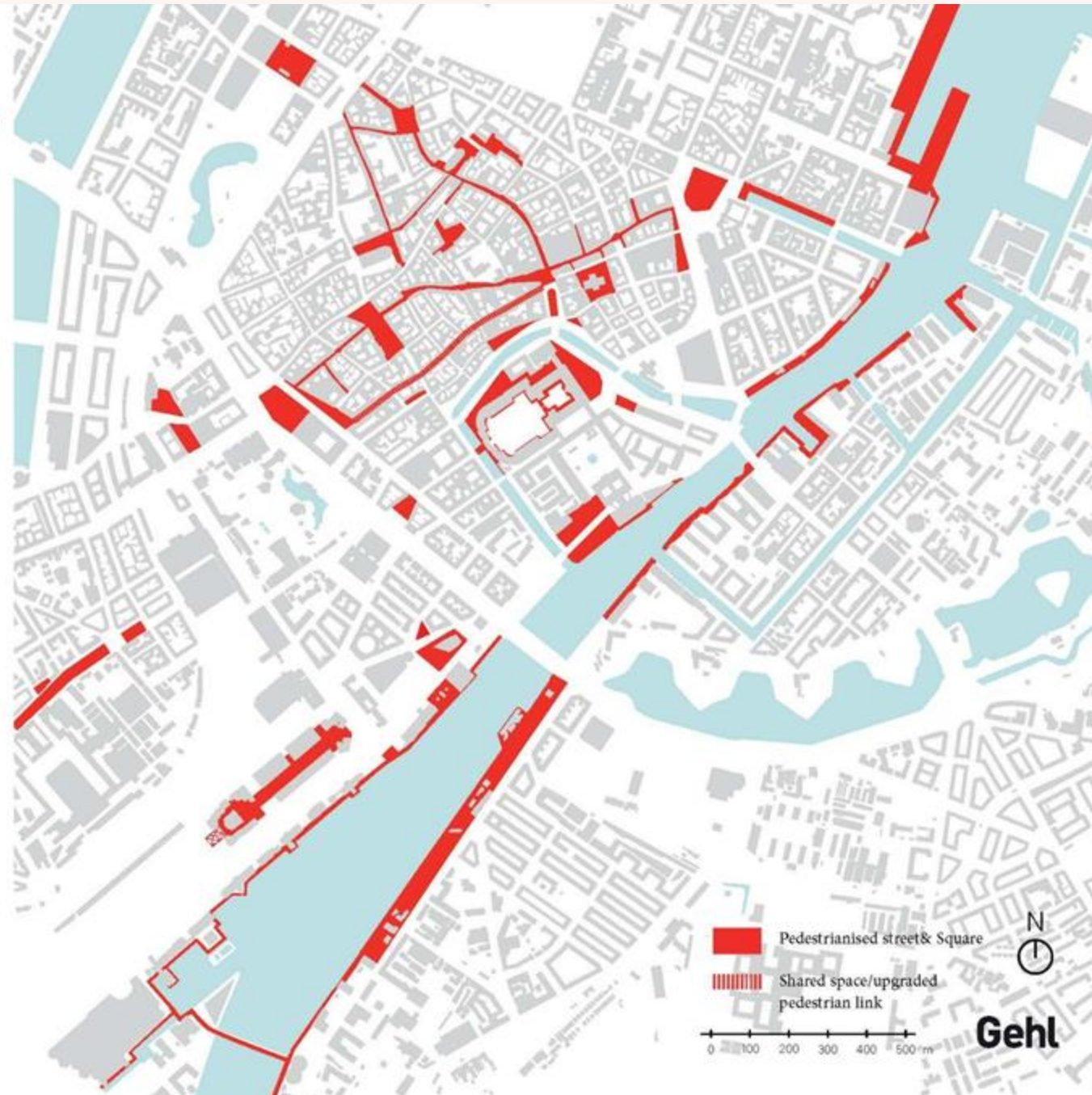


## Copenhagen - The City to the waterfront

# 2011

### Waterfront city emerging

- Skuespilhuset 2007
- Havnepromenaden 2011
- SEB bank og pension 2011
- Krystallen 2011
- Torvehallarne 2011





## Copenhagen - The City to the waterfront

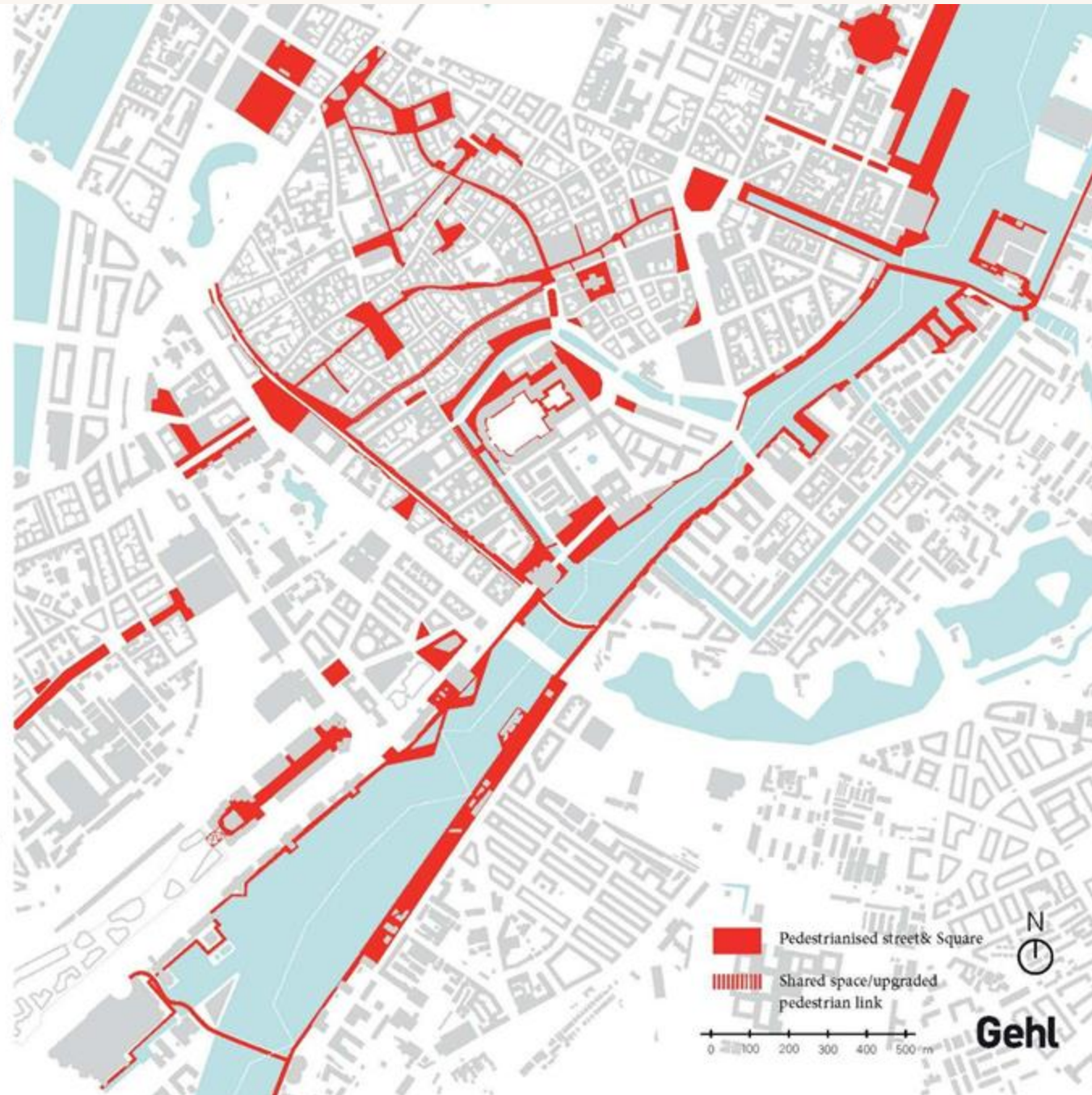
# 2021

### Connecting to and over the waterfront

- Kalvebod bølge 2012
- Vester Voldgade 2013
- Vesterbro passagen 2014
- Israels plads 2014
- Hauser Plads 2014
- Nørreport Station 2015
- Kvæsthusbroen & Ofelias Plads 2016
- Nyhavn, last piece
- Blox & public spaces 2018
- Frederiksholms kanal 2019
- Metro stations; Gammel Strand, Rådhuspladsen, Københavns H 2019

### Connecting over the waterfront; new pedestrian & bicycle bridges

- Cykelslangen 2014
- Trangenbroen & Proviantbroen 2014
- Cirkelbroen 2015
- Indrehavnsbroen 2016
- Frederiksholmskanalbro 2016
- Lille Langebro 2019







CPH  
Before







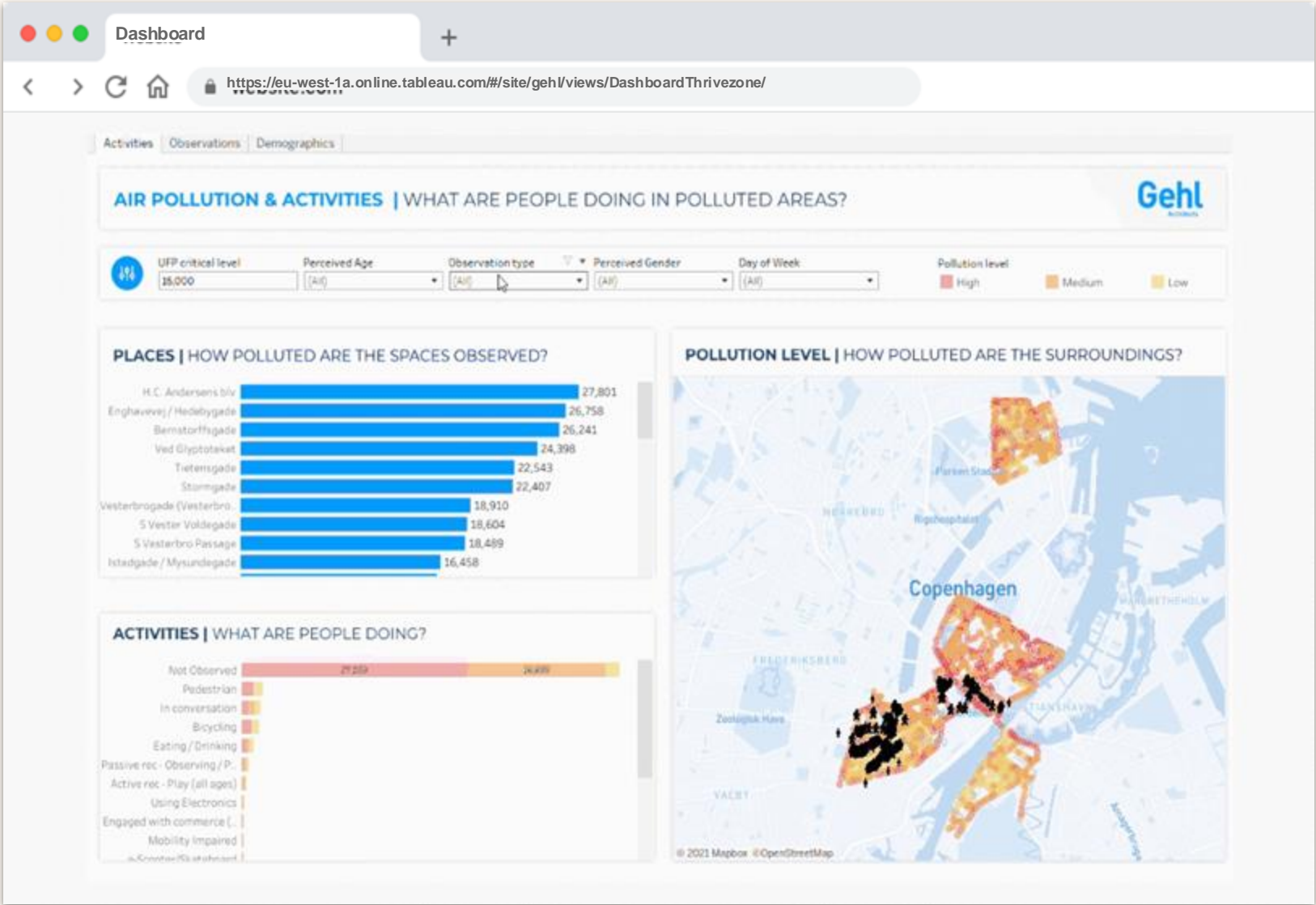
## Lived experience data



## Air quality data



# Understanding the quality of the air we breathe



Many small children spends time on streets with a lot of air pollution

0 - 6 year olds passing per day



Average UFP levels

Colours have been changed to highlight local variability



Designing Thrive Zones for our youngest residents 2019

Gehl | Bernard van Leer Foundation | Copenhagen Solutions Lab | Google | Utrecht University



We also found streets with better air quality where many small children are

0 - 6 year olds passing per day



Average UFP levels

Colours have been changed to highlight local variability



Map: <https://insights.sustainability.google/labs>

# Handlingsplan: **The cleaner air network**

Reduce exposure  
to air pollution

Invite  
to cleaner air routes  
and spaces







We measured  
poorer air  
quality here

Heavy car  
traffic  
at peak  
times

On street  
Parking

Babies and  
their caregivers  
spend a lot of  
time here

## Istedgade Today

Adding air quality to city planning – Designing Thrive Zones for our youngest residents 2019  
Gehl | Bernard van Leer Foundation | Copenhagen Solutions Lab | Google | Utrecht University





Traffic  
calming

Green buffer  
as a pollution  
barrier

Parking  
removed

Increased  
distance from  
traffic

Invite people  
to spend time  
away from  
intersections

Istedgade vision  
**REDUCE  
EXPOSURE**



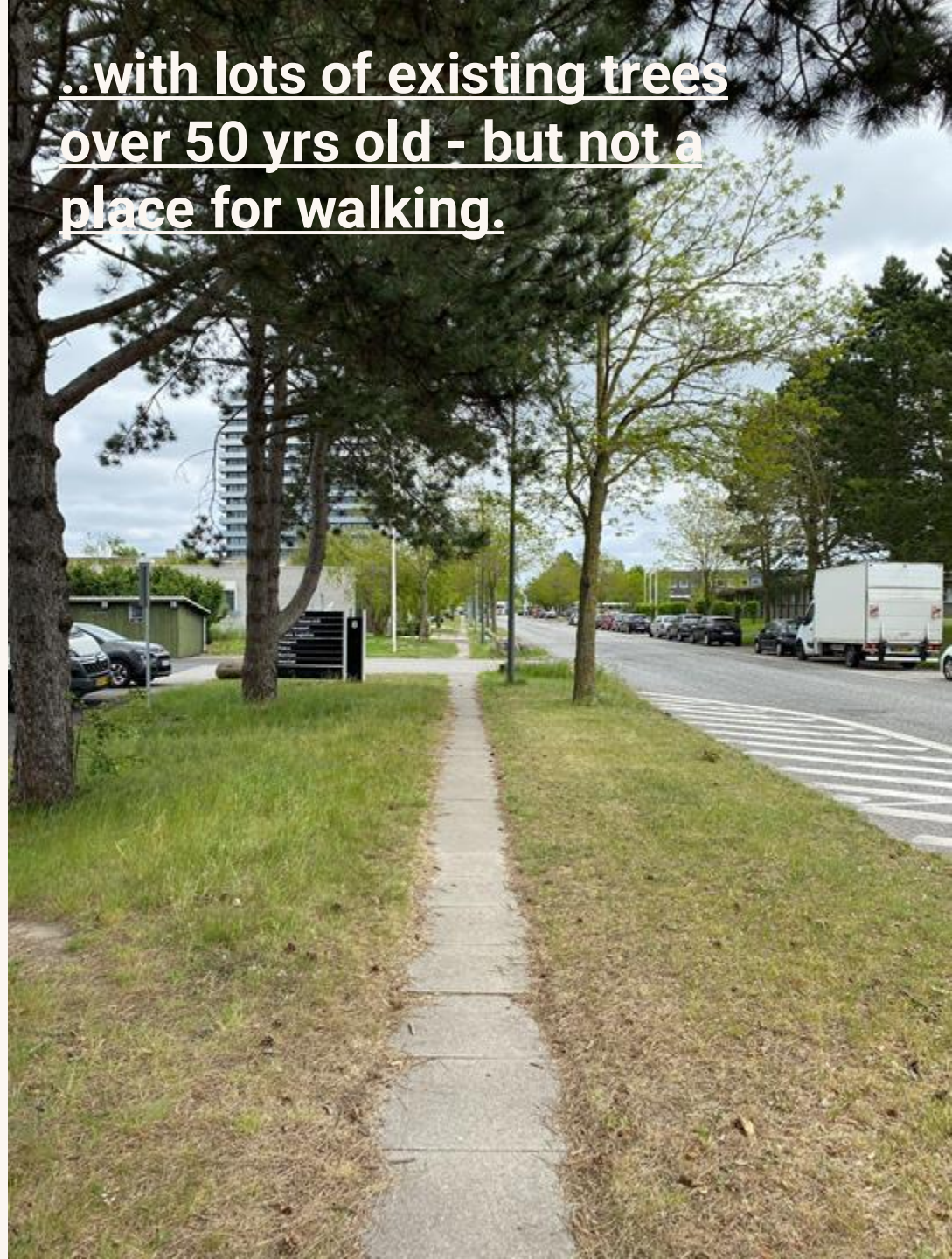
Transformation of an  
industrial site from 1960s,  
build for industry and  
heavy traffic...







..with lots of existing trees  
over 50 yrs old - but not a  
place for walking.





# Understanding the life of the future users

## Livet i Smedeland

### Målgruppens værdier

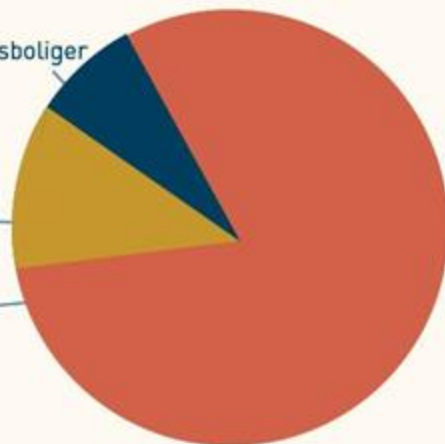
#### Hvilke funktioner og destinationer skal understøtte det gode liv?

Dagsinstitution (1000 boliger = 1000 børn)  
Friarealer - dobbeltudnyttelse - åbent om aftenen - dispensation - udflytter.  
Bemærk at det er 40 m<sup>2</sup>/ barn udeareal i kommunen.

Andet  
- flergenerationsboliger

Senior  
- flytte fra  
parcelhuse i  
nærområdet

Børnefamilier





# Using microclimate analysis to program the public spaces



+



=







Building volumes  
adjusting to context and  
microclimate, creating  
liveable spaces in a  
human scale...





...creating local streets  
that build the community







Growing a central  
biodiverse green space for  
children to run and play





...that also works as rain  
water management



**With E&P's wood frame  
factory located on site...**



**...the district can be build  
almost entirely on site.**



**We dare to design cities with a  
‘Life-First’ approach, prioritizing  
people, place & planet**



The background of the slide is a white field filled with numerous small, stylized human figures. These figures are depicted in a variety of colors and are engaged in different activities, such as walking, sitting, standing, and interacting. Some figures are holding objects like umbrellas, bags, or bicycles. The overall effect is a sense of a diverse and active community.

Thank you!

# Urban Decarbonisation and Other KPI's



**Signe Kongebro**

Global Design Director of Urbanism  
**Henning Larsen Architects**





# Decarbonisation Through Transformation



**Kåre Stokholm Poulsen**

Partner, Head of Innovation  
**3XN / GXN**



# The Cost of Change: Making the Case for Carbon Pricing



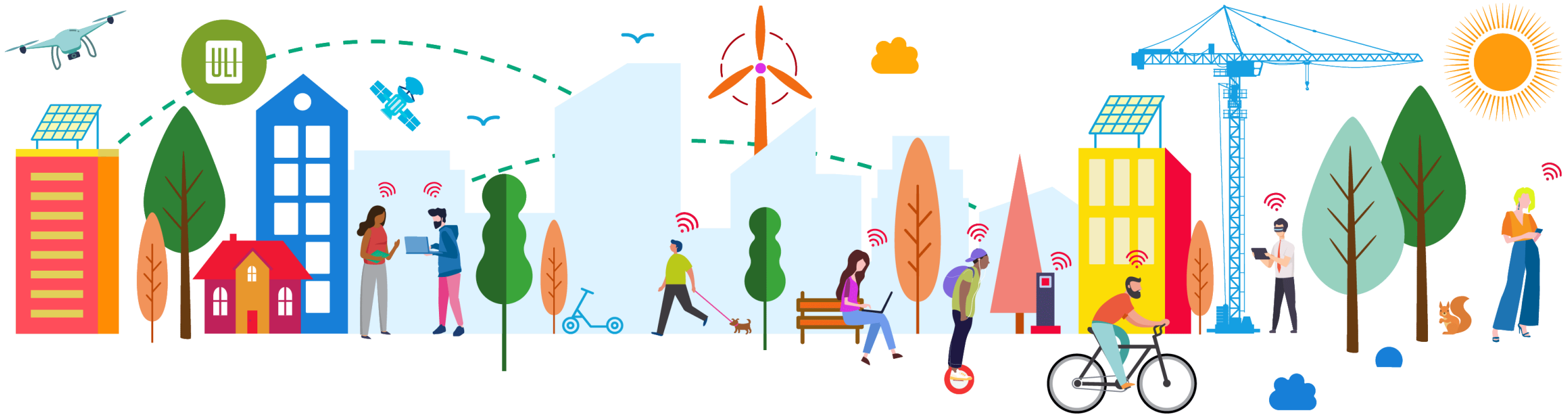
**Lisette van Doorn**

CEO Europe  
Urban Land Institute





**cChange**



# ULI EUROPE 2023

# PropTech Innovation Challenge



P I M C O



# Urban Land Institute Europe Young Leaders Group

## PROPTech INNOVATION CHALLENGE (PIC)

LIVE WORK PLAY

# Process

Coordination: National PIC Champions  
Support: ULI Europe PIC & Steering Committee

Applications  
April 27st  
June 11th

Challenge 1 – Decarbonization and Net Zero

Challenge 2 – Increasing Housing Affordability

Challenge 3 – Educating the Next Generation of Diverse Leaders

European  
Award Ceremony

ULI Europe  
C-Change Summit  
Oct. 11<sup>th</sup> 2023

1

## VOTING

- Applications evaluation by Country PIC Committee.
- Shortlist companies to pitch at the Country PIC Event.

2

## EVENT (Virtual/In-Person)

- Companies to pitch live in front of local ULI community.
- Shortlist top-1/challenge to participate in European Event.

3

## PUBLIC VOTING

- Public to vote for favorite company to influence internal voting

4

## EUROPEAN FINAL (Virtual)

- Jury scoring
- Public voting scoring

### In-Country PIC Jurys

- Local YL Chair and PIC Champions
- ULI Executive Director
- ULI Chair & NEXT Chair & National Innovation Product Council Chair
- Local Proptech Association
- Local VC or Accelerator
- Industry Subject Matter Experts

### European PIC Jury

- YL Europe Chair and PIC Champion
- ULI Europe CEO
- ULI Europe Chair & NEXT Chair & Innovation Product Council Chair
- European Proptech Association
- European VC or Accelerator
- Industry Subject Matter Experts



IN-COUNTRY PHASE  
Jun. 12th – Sep. 14th



EUROPEAN PHASE  
Sep. 15th – Oct. 10th



2023 – The Pilot Year



13

National PIC Champions  
(Young Leaders)



100+

Applications



7

Finals

200+

Audience



8



ULI Europe National  
Councils Engaged

60+

National  
Industry Experts  
(Jurors)



938

Public Votes

Thank you to our Sponsors!



P I M C O





#CITYCHANGER



#CITYCHANGER





ULI PROPTech INNOVATION CHALLENGE

# European Champions

ULI Young Leaders

Co-Founders  
Co-Leads



Simon  
Abboud



Thibault  
Weston Smith



Karoline Garder



Niklas Kohl



Tim Wilke



Mareike Fugh



Kingma Ma



Katherine  
Gunderson



Livia Boer



Mohamed  
El Madani



Alejandra Jurado



Andre Casada



Adrien Guigné



Raheel Siddique



Laélia Vaultot

## ULI Partnership

European  
Lead



Anna  
Nestulia



Mélanie Charpentier



Ben Collins



Sabine Georgi



Bárbara  
Recio Pelayo



Ketna Mistry  
(European Marketing)



Gemma Haimes  
(European PR)



ULI PROPTech INNOVATION CHALLENGE

# European Jurors 2023



Lisette van Doorn



Lars Huber



Jacqui Collins



Thibault Weston Smith



Hagen Knaupp



Grigor Hadjiev



Naqash Tahir



Margarida Ordaz Caldeira



Idriss Goossens



Carmen Panadero



Franc Mouwen



ULI PROPTech INNOVATION CHALLENGE  
2023 – European PIC Finalists



Johannes Fütterer

**aedifion**



Praneet Talukdar

**EFFIC**  
Expertos en Eficiencia Energética



Eytan Levi



**ROOFSCAPES**



Mateusz Wodjylo

**Share.P**  
PROPERTY MANAGEMENT



Jarl Engelbrecht Vindnæs

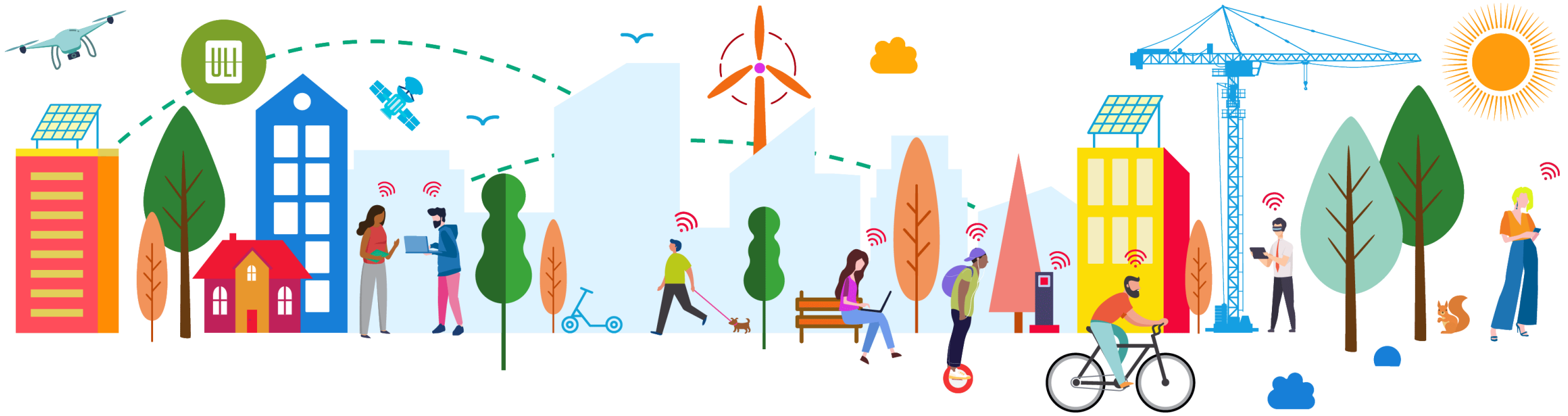
**Stykkka®**



James Strickland

**verv**



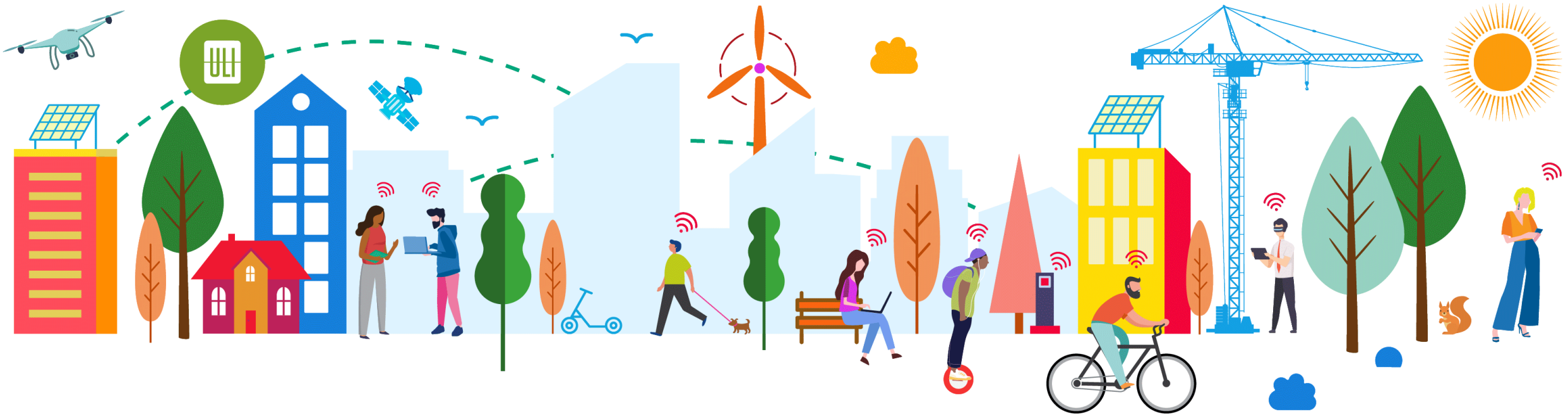


# ULI EUROPE 2023

## PropTech Innovation Challenge



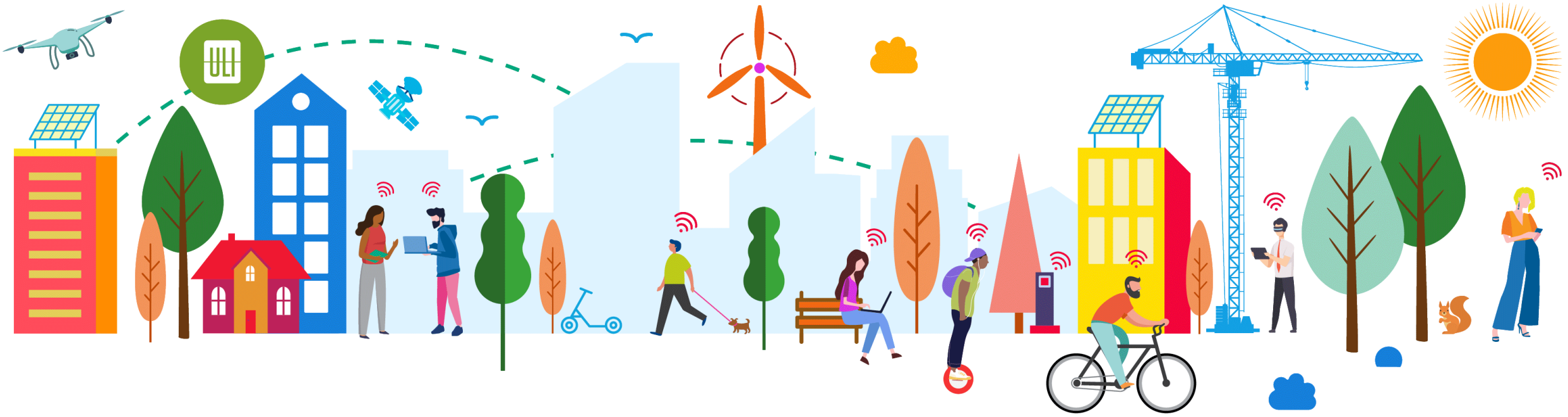
P I M C O



**ULI EUROPE PropTech Innovation Challenge 2023**

**WINNER**



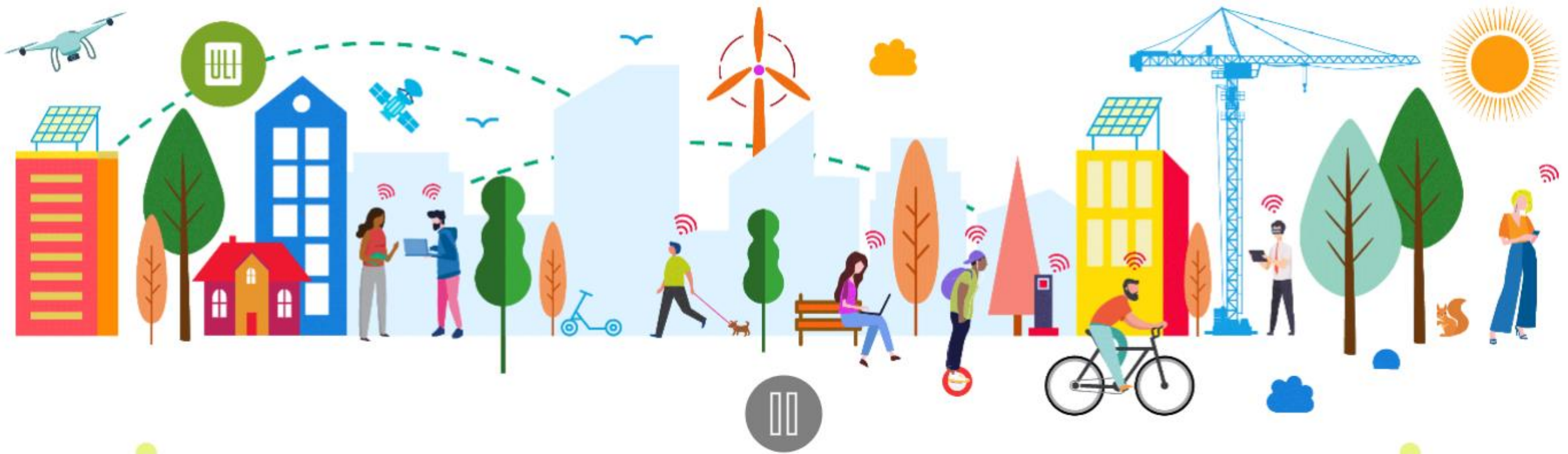


**ULI EUROPE PropTech Innovation Challenge 2023 WINNER**

**EFFIC**

Expertos en Eficiencia Energética

The leading renovation agent in the management of energy efficiency improvement projects in residential buildings and housing in Spain



# ULI EUROPE PropTech Innovation Challenge 2023

**Special Mention**



**ROOFSCAPES**



**cChange**

- **Workshop 1** Breaking the value deadlock:  
Enabling action on decarbonisation Transition  
Risk Assessment Guidelines

*Location: Harbor Room - Danish Architecture Centre*

- **Workshop 2** City-scale solutions: Achieving a just  
and inclusive transition

*Location: House of Creative Denmark - Bloxhub*





- **Workshop 3** Shared perspective: Aligning landlord and tenant goals on decarbonisation

*Location: Athens - Bloxhub*

- **Workshop 4** Carbon pricing: What does it take to get it right?

*Location: The Hall - Danish Architecture Centre*

- **Workshop 5** Investment Leadership *(invitation only)*

*Location: City Room - Danish Architecture Centre*



**cChange**



# Leading from the Front: Adoption and Acceleration - What Needs to Happen in the Next 12 Months?

**Moderator**



**Ariana  
Popal**

Origination International  
Investors

**Berlin Hyp**



**Mikkel  
Bülow-Lehnsby**

Chairperson

**Urban Partners**



**Xavier  
Jongen**

Managing Director

**Catella Residential  
Investment Management  
GmbH**



**Niall  
Gaffney**

Chief Executive

**IPUT**

**cChange**

# Closing Remarks



Moderator

**Andrea Carpenter**

Managing Director  
Diversity Talks Real Estate





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