REIMAGINING URBAN EXPERIENCES AND SPACES POST-PANDEMIC

Wednesday 16 February | Session B

C40 Webinar - Co-organized by: New Economies and Innovation Forum & Zero Carbon Development Team
### Agenda

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**Q&A**
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Q&A
an attack on urban logic
what we think may happen?
WORK PLACE DENSITY

Source: Rode et al 2012

London

New York

Hong Kong
Critical Advantages of Knowledge Work in Cities
What do you believe to be the most critical advantages of urban settings for knowledge work in the future ranked most important (1) to least important (8)?

Based on a global survey of 800 urban professionals from 70 countries conducted between October and December 2020.
Two Macro-Scenarios for the Future of Knowledge Work
Which of the following two macro-scenarios do you consider more likely?

Scenario A: The COVID-19 crisis will induce a major restructuring of knowledge work locations with hyper-density in primary cities being less relevant and access to high-speed and reliable internet the most important factor.

Scenario B: Once/if COVID-19 is no longer a major threat, knowledge work locations will once again follow pre-crisis trends (increasing attraction of urban/inner-city settings for office locations).

Based on a global survey of 800 urban professionals from 70 countries conducted between October and December 2020
LONDON TRIP RATE BY JOURNEY PURPOSE | 2006 – 2019

Source: Transport for London 2019

The graph shows the trip rate per person per day by journey purpose from 2005/2006 to 2018/2019. The categories include:

- Leisure
- Shopping & personal business
- Usual workplace
- Other
- Education
- Other work

The data indicates a general decrease in trip rates over the years for most categories, with slight variations.
LONDON PUBLIC TRANSPORT RIDERSHIP DURING COVID-19
Source: UITP 2022

TfL, London, UK

Week number

Cases per 100,000 residents

Tube

Buses

Epidemiological evolution
VIENNA PUBLIC TRANSPORT RIDERSHIP DURING COVID-19

Source: UITP 2022

Wiener Linien, Vienna, Austria
what should happen?
WHOSE CITY??

OUR CITY!!

THE BROOKLYN ANTI-GENRIFICATION NETWORK
The best way to predict the future is to design it.

- Buckminster Fuller
MISSION ECONOMY
A Moonshot Guide to Changing Capitalism
21st Century Green City Models

- Liveable cities
- 15 min cities
- Regenerative cities
- Climatropolis
- Sustainable cities
- Post Kyoto metropolis
- Eco2 cities
- Compact cities
- Transition towns
- Resilient cities
- Smart cities
- Circular cities
- Healthy cities
- Green cities
- Eco districts
CLIMATE EMERGENCY | URBAN OPPORTUNITY

Source: Coalition for Urban Transitions 2019

PRIORITIES FOR NATIONAL ACTION

PRIORITY 1: PLACE CITIES AT THE HEART OF A NATIONAL STRATEGY TO DELIVER SHARED PROSPERITY WHILE REACHING NET-ZERO EMISSIONS.

PRIORITY 2: ALIGN NATIONAL POLICIES BEHIND COMPACT, CONNECTED, CLEAN CITIES.

PRIORITY 3: FUND AND FINANCE SUSTAINABLE URBAN INFRASTRUCTURE.

PRIORITY 4: COORDINATE AND SUPPORT LOCAL CLIMATE ACTION IN CITIES.

PRIORITY 5: BUILD A MULTILATERAL SYSTEM THAT FOSTERS INCLUSIVE, ZERO-CARBON CITIES.

PRIORITY 6: PROACTIVELY PLAN FOR A JUST TRANSITION TO ZERO-CARBON CITIES.

LAYING A STRONG FOUNDATION

2.1 REMOVE NATIONAL LAND USE AND BUILDING REGULATIONS THAT PROHIBIT DENSER, MIXED-USE URBAN DEVELOPMENT.

2.2 REFORM ENERGY MARKETS TO DECARBONISE THE ELECTRICITY GRID BY 2050.

2.3 INTRODUCE NET-ZERO CARBON BUILDING CODES FOR ALL NEW BUILDINGS AND REACH NET-ZERO OPERATING EMISSIONS IN ALL PUBLIC BUILDINGS BY 2030.

2.4 STOP THE SALE OF FOSSIL-FUEL POWERED MOTORBIKES, PASSENGER CARS AND BUSES FROM 2030.

2.5 ADOPT ALTERNATIVES TO CONVENTIONAL STEEL AND HIGH-CARBON CEMENT BY 2030.

2.6 SHIFT AWAY FROM BUILDING DETACHED HOUSING IN ESTABLISHED CITIES.

ALIGN NATIONAL POLICIES BEHIND COMPACT, CONNECTED, CLEAN CITIES.

RAISING THE AMBITION

SEIZING THE OPPORTUNITY
not for the 2020s
better for the 2020s
NEW LAND DEVELOPED IN GERMANY, HECTARES PER DAY

Source: UBA 2020

best for the 2020s
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Please type your questions in the Q&A box as speakers present.

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Q&A
COMMUNITY IMPROVEMENT DISTRICTS (CIDs):
A vehicle for communities, businesses and local stakeholders to lead Town Centre regeneration
C20 February 2022
WHAT IS A COMMUNITY IMPROVEMENT DISTRICT?

A group which provides opportunities for community organisations to work alongside businesses and other stakeholders to steer the development of their neighbourhoods – esp. Town Centre focus.

1. Non-political, democratic and inclusive
2. Concerned with the regeneration of neighbourhoods – especially town centres
3. Open to community organisations / businesses / residents and other local stakeholders
4. Complements other local mechanisms
5. Non-profit distributing
POLICY CONTEXT

• The idea was first raised by Professor Tony Travers of LSE in 2011.
• CIDDs were recommended in a Housing, Communities and Local Government Select Committee report in 2019.
• Power to Change, Civic Voice, Centre for London and others have since explored the idea in more detail.
• CIDDs were recommended by the No Place Left Behind Commission 2021
• Levelling Up White Paper.
POWER TO CHANGE supports people to start and grow community businesses that revive local assets, create the services people rely on, and address local needs.

WHY ARE PTC AND GLA INTERESTED IN CIDS?
WHY CIDS?

1. A route to community organisations and residents becoming involved in town centre regeneration

2. A vehicle for local democracy / community power

2. Learning: Piloting CIDs to learn how they can be created, and what impacts they can achieve
HIGH STREETS FOR ALL
London Recovery Programme

Mission

*Deliver enhanced public spaces and exciting new uses for underused high street buildings in every Borough by 2025, working with London’s diverse communities.*

*Lead by locally defined partnerships - involving property interests, businesses, diverse community groups and local anchor institutions, supported by London Boroughs, London Councils and the GLA group and a newly formed multi sector / diverse interest advocates group.*
SUMMARY OF OUR WORK TO DATE

- Piloting 2 community Improvement Districts in London.
- Applicants came in as part of the GLA’s Wider High Streets for All programme
- Some expressed interest in establishing a CID
- We aim to learn about how CIDs model could work
- Generate examples to highlight to policy makers.
THE TWO PILOT GROUPS ALREADY CHOSEN

• Kilburn High Road
  A community partnership with Camden and Brent councils. Planning a range of regeneration activities e.g. repurposing underused high street buildings for community projects such as a Library of Things.

• Wood Green BID
  Wood Green BID are working with local community and Haringey Council to regenerate Wood Green High Road through building food culture and creating a food growing project on a multi story car park.
FACILITATOR SUPPORT +

UP TO £40K PER GROUP FOR DEVELOPMENT AND SET UP COSTS

For example..

- Support to develop CID related engagement materials / marketing
- Legal expertise to explore the governance of the CID
- Support to explore other financial aspects of their CID model.
- Expertise on how CID could be self-sustaining, including through a local levy.
EVALUATION PLANS

We are currently tendering for an evaluator to look at:

• What factors help and hinder CID's from becoming established and thriving?
• What policy changes would be required to help them succeed and thrive?
• What impact do CID's have? (2023)
FURTHER PLANS

• We’d like to increase the number of CID(s) we support

• PTC to support 5 further CID(s) in England, and possibly more.
Q&A

Please type your questions in the Q&A box
How to repurpose vacant offices and foster adaptable buildings?

Helene Chartier,
Head of Zero Carbon Development
C40

© George Pachantouris
Embodied emissions represent 11% of the global emissions

- Optimise existing assets
- Plan, design and build for the future
- Use materials efficiently and switch to low-carbon options
- Clean construction sites
Many buildings are vacant or underutilized, while construction continue to grow

1. monitor the vacancy rate of buildings
2. policies to limit buildings vacancy
3. incentive policies to facilitate repurposing of buildings
4. showcase inspiring examples of successful adaptive reuse of buildings
2021 Prizker prize

Lacaton & Vassal, pioneer in the art of repurposing buildings.

Their motto: ‘Never demolish, never remove – always add, transform and reuse’
Val Verde
Madrid
Ateliers Cabot
Montreal
Specialization & mono-functionality of buildings
Reversible in the long term...
... adaptable in the short term
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Q&A
What is a complete neighbourhood approach?

Helene Chartier,
Head of Zero Carbon Development
C40
Compactness to make local services and transport viable

Cerdà compact urbanization in Barcelona
Mixed-use planning to avoid isolated and discrete ‘zones’ (residential area, business district, commercial zones)

Mixed-use from the neighbourhood-scale down to the building

Mixité Capitale project - Reinventing Paris winner: an office buildings transformed into an inspiring mixed-use project
Active frontage to attract footfalls providing flow of custom to local businesses and to foster pleasant streets to walk on.

Active Ground Floor Reform in San Francisco
Proximity and decentralization to bring key services, amenities and parks close to where people live

Policy driving proximity in Vancouver
City's rezoning policy for large development require sustainable food assets
Temporary activation to support a dynamic, evolving place, with a strong identity

Tactical urbanism to inspire local communities while acting as a testbed for long term interventions.

Blue House Yard in London
Temporary planning permission for 5 years to provide affordable workspaces for small businesses and community spaces
Good street design that makes walking and cycling the mode of choice

Reclaiming city spaces from private vehicles to develop other uses (green spaces, terrasses, sport facilities...)

Strategic planning for cycling in Copenhagen
Green and Thriving Neighbourhoods

A pathway to net zero, featuring the ‘15-minute city’
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Q&A
Campo Urbano

The first carbon negative urban campus in Rome
Better than neutral

3.4% Carbon negative
Limited use of carbon offsetting

92%

On-site carbon reductions
A zero energy district

100%

Building electricity demand from renewables created on site
An urban campus to live, work and play

35,000 m²
mixed-use and low-carbon buildings
Our complete neighborhood approach
Principles for a post-covid urban recovery?
Repairing a 5 hectares infrastructural “scar”
Highly accessible (PTAL 4-5)

- Ostiense
- Trastevere
- Roma Termini
- Tuscolana
- Prenestina
- Fiumicino (40 mins)
- Ciampino (30 mins)
Working within a consolidated urban context and local planning regime

Local plan directives:
• 9 storey maximum height consistent with urban context
• 35,000m² maximum developable GIA
Existing uses and landmarks separated by heavy roads and rail infrastructure.
Our “retrofit-first” approach

★ Retrofit and temporary uses potential
A sustainable urban campus
Mixed-use and car-free
A permeable urban campus
Grown around the station and the existing warehouses
An extensive public realm
Providing a new linear park & civic heart to the community
Enhancing streets and connections
Across the entire neighborhood
-30% CO2 FROM TRAFFIC EMISSIONS
290% INCREASE IN CAR-FREE PUBLIC REALM
750 TREES PLANTED ACROSS THE DISTRICT

5 minutes walk
Existing access to the station
Unsafe, unhealthy and unattractive
Liveable streets
Sense of arrival & active frontages
Ground floor activation

- Co-working & Cafes
- Office Lobby & Retail
- Student Hotel Amenities
- Energy Centre
- Workshops & Retail
- Mobility Hub
- Outdoor playing / sport facilities
- Resi Lobby & Retail
- Retail
- Energy Park

- Arney Fender Katsalidis
Efficient and modular floorplates
A regenerated and repaired urban edge
The healthiest neighborhood in Rome
Our complete neighborhood approach
Principles for a post-covid urban recovery?
A zero energy district

100%

Building electricity demand from renewables created on site
Limited use of carbon offsetting

92% On-site carbon reductions
Cutting embodied carbon by half

-51% Embodied Carbon CO2 Reductions
Varied and sustainable architecture
Low carbon buildings that breathe

- **Step 1.** Floorplate + structural efficiency
- **Step 2.** Contextual response + sociable circulation
- **Step 3.** Outdoor space + biophilia

- **Residential**
- **Student Housing**
- **Workplace**
Residential
Low carbon design solutions

-32%

Embodied Carbon
CO2 Reductions

Low Carbon design solutions

- Beams, columns and floors constructed using 30% recycled concrete and 60% recycled rebars
- Wood fiber insulation for horizontal and vertical cladding
- Terraces in CLT
Student Hotel
Low carbon design solutions

-41%

Embodied Carbon
CO2 Reductions

Low Carbon design solutions

• Modular steel volumetric structure

• Wood fiber insulation and panels made of clay, hemp, wood chips for horizontal cladding

• Internal bioclimatic atria
Workplace
Low carbon design solutions

-55% Embodied Carbon CO2 Reductions

Low Carbon design solutions

• Structures made completely in laminated timber; floors and roof in CLT

• Closed Cavity Façade (CCF) system

• Wood fiber insulation for horizontal cladding
Buildings that breathe
Healthy materials and natural ventilation

Workplace building
Openable CCF façade and timber structure

Residential building
Winter gardens in CLT and cross ventilation to all apartments
Advanced retrofitting
Diversifying the affordable workplace offer

Warehouse Co-working concept section
The warehouse workplace!
Our complete neighborhood approach
Principles for a post-covid urban recovery?
Regenerating an impermeable surface

4.5 Acres no-build zone constrained by the proximity to the rail
The largest urban energy park in Europe
Centered around green-tech and circularity

- 40% SITE SURFACE DEPAVED
- 50+ GREEN JOBS FOR THE LOCAL COMMUNITY
- 80% OF THE SITE GREEN ENERGY DEMAND
Circularity principles
Linking green landscape and clean energy production
Circularity principles
Supporting green jobs and sustainable consumption

- Energy Park
- Biochar
- Energy Centre
- Biomass
- Local produce
- Local shops
- Local compost

Diagram showing a cycle of circularity principles connecting energy park, biochar, energy centre, biomass, local produce, local shops, and local compost.
Circularity principles
100% energy demand covered by on-site renewables

Energy Park
Energy Centre
Biochar
Biomass
Local produce
Local shops
Local compost
Solar energy
Campo Urbano
A unique ecological urban experience
Q&A

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Thank you!

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