WEBVTT

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00:00:14.870 --> 00:00:20.049

Jessica Peyton / SPUR Public Programs: Hi, everyone! We're going to get started in just a second. We're going to wait for some more people to trickle in.

2

00:00:24.770 --> 00:00:27.090

David Kaneda: Jessica. Be back in like one second.

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00:00:27.100 --> 00:00:28.359

David Kaneda: Perfect? Yeah,

4

00:00:40.580 --> 00:01:09.440

Jessica Peyton / SPUR Public Programs: Okay. Well, people continue to filter in. I'm going to go ahead and get started. Since we have a lot of information to cover over the next hour. But my my name is Jessica Pane, and I am one of Service's public programming associates. Thank you so much for joining us. Many of you here today are still members to thank you for your support, and if you're not a member, I encourage you to join works for his ongoing work. In using education, policy, and analysis and advocacy to make our cities a region more prosperous, sustainable, and equitable places to live.

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00:01:09.480 --> 00:01:19.279

Jessica Peyton / SPUR Public Programs: Your financial support enables us to continue our work, including the hosting of programs like today's you'll find more information about membership online at Spur Org. Join

6

00:01:19.500 --> 00:01:31.279

Jessica Peyton / SPUR Public Programs: Our next program is tomorrow at one thousand two hundred and thirty. It's called Life in the Knox of Vas Lane. The Metropolitan Transportation Commission is piloting, promising new enforcement technologies that target. Hiv Lanes

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00:01:31.290 --> 00:01:40.829

Erin Alley: Come, learn about these vehicle, occupancy, detection, pilot programs, their advantages, the concerns about their adoption, and what it will take to make our carpool lanes actually work.

8

00:01:40.950 --> 00:01:46.160

Jessica Peyton / SPUR Public Programs: Today's program is all use buildings and the pursuit of equitable resilient communities.

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00:01:46.170 --> 00:02:03.610

Jessica Peyton / SPUR Public Programs: Buildings are typically designed for a single use. Offices are offices restaurants, or restaurants and houses or houses. But what happens to any of these building types when they're not me? They often like fallow becoming not only an inefficient use of space, but reducing the vibrancy and overall health of their surrounding communities.

10

00:02:03.620 --> 00:02:22.299

Jessica Peyton / SPUR Public Programs: Mixed-use buildings which combine multiple complementary uses under one roof are one solution to this challenge. But is there a way to take the concept even further, and move to the idea of rotational uses? Could we design proactively so as to reduce commercial vacancies. Lower housing costs, improve inclusion and address the impacts of climate change.

11

00:02:22.570 --> 00:02:43.779

Jessica Peyton / SPUR Public Programs: Opponents of all use buildings, argue that it's possible, and that designing for ultimate flexibility. Abuse is critical. If we want to build truly sustainable, equitable, elastic,

and economically strong communities. Today we'll learn more about these radically innovative buildings, and how they might serve as the foundation for tomorrow's neighborhoods. I'd like to thank our great team of panelists for joining us today.

12

00:02:43.790 --> 00:03:03.489

Jessica Peyton / SPUR Public Programs: Starting off with Daniel Glaisel. Daniel is the head of product development and neighbor, a Director Consumer Housing company based in the Bay area in New York City. He's leading to the development of a user focused innovative building system that is, cost efficient, flexible to site and carbon neutral and operations while offering meaningful customization options for buyers.

13

00:03:03.500 --> 00:03:24.930

Jessica Peyton / SPUR Public Programs: Next up is David Kinetta. David has collaborated on some of the greenest buildings in the Us. He's an electrical engineer and architect with expertise on decarbonization, renewable energy energy, storage and microbes, lighting in daylighting and smart electrical vehicle charging stations, and has led the electrical design for dozens of net zero energy and resilient buildings.

14

00:03:25.410 --> 00:03:27.280

Jessica Peyton / SPUR Public Programs: Next is Woody Hansen,

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00:03:27.290 --> 00:03:53.589

Jessica Peyton / SPUR Public Programs: whether an urban info master plan or neighborhood Green initiative, What he turns engagement into action and collaboration and division as a senior associate at Site Lab. He has Co. Led mixed use framework plans for Google in downtown, West and North May Shore, each rooted in their own local identity, and Finally, our moderator, Aaron Alley. Aaron, is an associate, principal and director of architecture at Rmw. Architecture and in tiers, and a license architect.

16

00:03:53.660 --> 00:04:01.890

Jessica Peyton / SPUR Public Programs: Her deep industry expertise comes from having worked in various capacities on both the design and project management sides for a range of project sectors.

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00:04:01.900 --> 00:04:15.710

Jessica Peyton / SPUR Public Programs: I'd, also like to thank our co-presenters for today. San Jose Downtown Association Ai age Sf. Catalyzed Silicon Valley and Uli Ss. You can learn more about these organizations and the lengths that i'll drop in the chat in just a moment.

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00:04:15.830 --> 00:04:43.880

Jessica Peyton / SPUR Public Programs: Finally, as always, we want this to be an interact conversation, and we plan on spending time engaging with you all. So I encourage you to use the chat box at the bottom of your screen. Um, i'm sorry The chat box on the right side of your screen to share your thoughts with each other and the speakers. But if you have any questions, please make sure you put those in the Q. And a function at the bottom of your screen or the top. If you're on the mobile app that way, you can keep track of your questions, and with that i'll turn it over to you to start us off.

19

00:04:44.860 --> 00:04:51.740

Erin Alley: Thank you, Jessica, and spur panelists and all of you that have joined the session today.

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00:04:52.250 --> 00:05:11.510

Erin Alley: So for me the essence of all you. So the term that we're using here as a concept related to environments and extending their usefulness, Their purpose struck me one day, after chatting with a dear friend, a former classmate colleague, she had dedicated years

21

00:05:11.520 --> 00:05:13.889

Erin Alley: to a project, and it's pictured here.

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00:05:13.900 --> 00:05:25.250

Erin Alley: It's the Grant Building, which was an adaptive reuse of a one thousand nine hundred and fortys grocery warehouse that came to house, galvanize an educational facility for data science.

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00:05:25.780 --> 00:05:35.150

Erin Alley: You know. We spent some time discussing the hurdles of the project of costs, compromise, compliance, Spanish and time lots of time.

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00:05:35.200 --> 00:05:41.320

Erin Alley: These type of projects are a labor of love for the owners who want to preserve the buildings

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00:05:41.330 --> 00:05:49.579

Erin Alley: or for developers who want to change the land use to fulfill a new community's plan a new vision for live work and play,

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00:05:49.860 --> 00:05:57.590

Erin Alley: you know, and really, who does not love seeing an old building that has outlived its initial usefulness,

27

00:05:57.600 --> 00:06:07.419

Erin Alley: such as the brand building, or a site that is decrepit, adapted into something it never, never, ever fathom. It would be, I know. I'm a fan of that.

28

00:06:08.060 --> 00:06:28.020

Erin Alley: These buildings and site projects are termed Ah, many things adapt and reuse historic preservation, conditional use, special use, rezoning repositioned assets, renovations, remodels, retrofits. The list goes on. The results can be stunning Architecturally,

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00:06:28.030 --> 00:06:42.139

Erin Alley: the project typology broadens to serve new uses and can provide a home to a diverse range of users over time. These projects can promote resilience and equity in the community.

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00:06:43.260 --> 00:07:00.620

Erin Alley: The concept of values then crystallize for me. After listening to rural Marultra, he's an architect, founder of Rma, urbanist, educator at Gsd. An author of ephemeral urbanism does permanent manner,

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00:07:00.650 --> 00:07:02.270

Erin Alley: and that hit home.

32

00:07:02.880 --> 00:07:18.340

Erin Alley: We learned of his vantage point, which basically is shown here in his quote on the screen in summary it posed the question as, Why do we continue to create permanent solutions for temporary phones?

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00:07:18.350 --> 00:07:19.090

Erin Alley: She

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00:07:19.100 --> 00:07:25.479

Erin Alley: in his Npr. Podcast, which I listen to describe the Hindu festival. Kombe Mela.

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00:07:26.320 --> 00:07:39.450

Erin Alley: Ah, ah! Had a passion for this, and it is a festival that actually is a city. It is built, I think it's every twelve years at the confluence of the Yamuna and Ganshi's rivers

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00:07:39.460 --> 00:07:53.560

Erin Alley: for fifty, five days to house five to seven million people, and it's believed that one hundred and twenty million people descend over the course of time to that location. So you know, burning man folks take note of that.

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00:07:53.570 --> 00:08:06.199

Erin Alley: This city exemplifies easy on the earth, with its materials and kid of parts design. So you know, thinking of that, and the term all-use eventually solidified,

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00:08:06.870 --> 00:08:25.209

Erin Alley: really beyond repositioning, it became a platform or a construct within to solve for multiple rotational uses, ways of planning, designing, and building our permanent cities. Mr. Morotra's position is that resilience means it is changeable

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00:08:25.220 --> 00:08:43.949

Erin Alley: and equitable means. It serves many over time. So for us here in this panel, and all of you. What if it was easier to do this? What if a space was malleable but for a short period of time before it returned to its former state? What if we designed for the ephemeral

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00:08:43.960 --> 00:08:47.680

Erin Alley: for a myriad of future uses that are yet to be known.

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00:08:47.800 --> 00:09:04.650

Erin Alley: City suburbs. Towns are all challenged to swiftly meet growing community needs and uses, such as the housing element targets, education warehouses for online fulfillment events. There is a pent up demand to being a larger group.

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00:09:04.710 --> 00:09:18.479

Erin Alley: Other uses are seeing a retreat such as in store retail, with food being the exception and large office space potentially short-lived, you know, through the pandemic driven vacancies.

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00:09:18.700 --> 00:09:37.769

Erin Alley: Likely you are all here today to hear about how building typologies should and can be flexible. This panel is going to touch on positioning and repositioning buildings to be more than a single use, as well as dive into the overarching planning constructs that require flexibility Longer term

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00:09:38.020 --> 00:09:46.689

Erin Alley: we may be seeing a continuum of the built environment that depicts the shortening the lifespan of a single use.

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00:09:46.950 --> 00:09:53.480

Erin Alley: Mixed use buildings which combine multiple complementary uses under one roof are one solution

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00:09:53.490 --> 00:10:11.319

Erin Alley: to this challenge the idea to explore with you all today is, how long does it have to last? And can we design structures for multimodal uses that could be deemed always let's discuss this with this pioneering panel, if it can be easy

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00:10:11.330 --> 00:10:19.390

Erin Alley: to build in future flexibility at the outset to plan for an elastic project that returns to its base use the

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00:10:19.400 --> 00:10:32.880

Erin Alley: and to imagine the possibilities of an ephemeral project that is intended not to hold the day. One state that is meant to rotate over the course of years or months, or even the twenty four hour day.

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00:10:34.250 --> 00:10:54.549

Erin Alley: The first area we're going to talk about is easy, and this is where we're going to start asking some questions. So a role. It's not easy, right. It's not easy to build anything these days. The intentions of the building codes, commissions, regional boards and city and town Zoning requirements are good. They are in place to protect our health and our safety,

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00:10:54.560 --> 00:11:02.459

Erin Alley: and honestly to support vibrant communities. However solving for one issue often triggers, the counter issue,

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00:11:02.870 --> 00:11:09.460

Erin Alley: for example, solving for the dearth of housing a nurse the requirements of the sequel process,

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00:11:09.550 --> 00:11:14.669

Erin Alley: the time, periods, costs and approvals from a range of stakeholders, can be daunting

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00:11:14.890 --> 00:11:17.369

Erin Alley: additionally with the density

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00:11:17.490 --> 00:11:21.200

Erin Alley: demands of cities, Polls to protect open spaces,

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00:11:21.340 --> 00:11:28.400

Erin Alley: not add to landfill Repositioning has become a practice, a lead tenant, a buzzword.

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00:11:28.460 --> 00:11:36.790

Erin Alley: However, as counter as it may be, a major remodel repositioning is often more possible than a new build,

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00:11:37.280 --> 00:11:41.089

Erin Alley: So for that point we're going to launch into the questions for this panel

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00:11:41.270 --> 00:11:46.169

Erin Alley: from your respective vantage points. What jurisdictions,

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00:11:46.190 --> 00:11:49.770

Erin Alley: what communities are making it easier to develop

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00:11:50.070 --> 00:11:53.959

Erin Alley: what would make a project easy, or at least easier.

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00:12:01.010 --> 00:12:04.519

Woody Hanson: We can start almost every who wants to,

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00:12:04.530 --> 00:12:12.250

Woody Hanson: sure. Well, I maybe maybe if I just kick it off because i'll talk more to you from a planning lens of some elements. But

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00:12:12.380 --> 00:12:22.419

Woody Hanson: you know, I think one kind of foundational piece is that there' be more consistency in zoning codes across jurisdictions. It seems a little insane that

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00:12:22.430 --> 00:12:41.999

Woody Hanson: um, we have to learn basically a new planning that dialect for both what's allowed, and what's not allowed, and the process by which you get something approved each time we move from place to place, and so getting seasoned, developers who can reposition a building to move from city to city and help us? Ah!

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00:12:42.160 --> 00:12:49.100

Woody Hanson: Take advantage of these adaptive Reuse sites would be, I think, a huge benefit,

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00:12:49.110 --> 00:12:58.429

Woody Hanson: I think also sharing knowledge from as an example, La has a adaptive reuse Ordinance was starting to share that across the State would be. Probably

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00:12:58.850 --> 00:13:06.229

Woody Hanson: it would make a big impact. They've been able to convert over eleven thousand twelve thousand units in the twenty-year history of it

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00:13:08.450 --> 00:13:11.380

Erin Alley: it's a good point, Dana. What are some of your thoughts.

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00:13:11.390 --> 00:13:30.629

Daniel: Yeah, no. I uh. So uh. Firstly, you agree with Woody for a one, and that different Us. Perspective. And then for me mixed use also. Uh, beyond the building. I always has a master planning aspect, right? And I think uh specifically, here in the Bay area, and uh, even more specifically in the South way, a lot of the issues we are seeing with traffic, with uh

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00:13:30.640 --> 00:13:48.149

Daniel: environmental issues, et cetera, are are, in fact, land use issues because there is a multitude of trips required to connect people with these different uses over over the the cycle of a day and the year. So

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00:13:48.160 --> 00:13:57.840

Daniel: so some of the stuff we are working on, like what you see on the screen. Here is the Alfred Street projects in the sofa area.

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00:13:57.850 --> 00:14:16.950

Daniel: They are trying to to help densifying downtown San Jose, adding residents to downtown San Jose. There is very little residence right now in in downtown. It's around fifty thousand and the majority of downtown is either

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00:14:16.960 --> 00:14:34.079

Daniel: built commercial or entitled commercial. So, by just balancing these uses against each other, is a really integral part of creating a vibrant mixed use and active downtown for the tenth largest city in

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00:14:34.090 --> 00:14:53.609

Daniel: in the country, and I think this these mixed-use concepts are on the rate of for many municipalities like the for instance, mountain view, putting up the no more space or precise plan a few years ago is is a it's a perfect example of how how mixed you is, is It's very much on everybody's mind.

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00:14:53.620 --> 00:15:12.319

Daniel: Um! On a building level, I think in our case we are designing for a specifically long life cycle of these buildings. Fifty to one hundred years, and we're designing in something which I call spatial Dna. So it is. Tall faces they are column-free.

76

00:15:12.330 --> 00:15:28.519

Daniel: They're reasonably sized uh floor plates. So, of course, at the moment we have uh residential uses as as the Us. Which is predominantly needed in downtown, and it's align with the mission of our company. But

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00:15:28.530 --> 00:15:39.100

Daniel: I do think that just by providing a you know, fundamental architectural quality to buildings eases the the reuse in the future.

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00:15:39.110 --> 00:16:08.649

Daniel: And lastly, uh, a part of the topic of this uh of this talk is uh building resilient uh communities, right? And communities, in our opinion, can can be built on on ownership. Uh, That's why we offer a special ownership model for our own models uh things like this uh where we're really uh uh, non-transy communities can um can evolve and can integrate with the existing communities

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00:16:08.660 --> 00:16:25.779

Daniel: in the neighborhood. So I think some of these concepts, together with what other developers doing in the region, will hopefully create a very different downtown for some other urban centers and villages in the in the bay in the South,

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00:16:28.590 --> 00:16:34.020

Erin Alley: and I You have another question on this topic, and he might have touched on it what he's, you know,

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00:16:34.030 --> 00:16:52.830

Erin Alley: and this shows Stomestown. Is there an ease to read, to realizing a certain project typology over others. You know new construction versus, you know, repositioning a major remodel or larger developments easier than you know, single plots of like. How does that, you know? Fold into

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00:16:52.840 --> 00:16:54.210

Erin Alley: what you're doing?

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00:16:54.500 --> 00:16:56.290

Woody Hanson: Yeah. Good question.

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00:16:56.490 --> 00:16:59.589

Woody Hanson: I mean, I think that the

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00:16:59.760 --> 00:17:04.469

Woody Hanson: there are a couple old typologies that are dead or dying.

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00:17:04.579 --> 00:17:08.880

Woody Hanson: Um. And so, or at least that our thinking on them has shifted in that

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00:17:08.890 --> 00:17:25.230

Woody Hanson: increased pace during the pandemic. Probably so a few of those would be. I mean Daniel hit on North Bay shore. We worked on. We worked on that on Google's component of that in Mountain view, but the traditional office park,

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00:17:25.280 --> 00:17:41.410

Woody Hanson: not a place that people want to work, believe it or not. People like to be in vibrant areas. They like to be near their homes. They like to be in downtown places where they can go outside and grab a coffee with somebody not just in their given office space, and I would say

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00:17:41.440 --> 00:17:45.350

Woody Hanson: the traditional American mall is another one of those

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00:17:45.390 --> 00:18:04.940

Woody Hanson: dead typologies. Interestingly, Stonestone is not dead. It is probably the most successful mall in the Bay area, Arguably. And so what our challenge was here was that That's great, and it serves an important purpose for the West, particularly the west side of San Francisco, Daily City, et cetera,

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00:18:04.950 --> 00:18:15.859

Woody Hanson: for people to be able to come and shop here. So how do we build on that? Utilize all that foot traffic that's there, and densified in a way that can

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00:18:16.090 --> 00:18:35.640

Woody Hanson: add more retail. Add significant density from a housing unit perspective. Ah! And not feel like you're surrounding an eleven acre structure that's nearly impossible. So that is one of the challenges, and I think a couple of components to that would be making sure the streets feel like the place that you want to be.

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00:18:35.650 --> 00:18:49.400

Woody Hanson: Not just a surface parking lot like it is today, and converting some of that space to a flexible open space that can host things like farmers markets or make connections to the surrounding

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00:18:49.520 --> 00:18:51.100

Woody Hanson: the surrounding landmarks.

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00:18:51.480 --> 00:18:52.550

Woody Hanson: It's back,

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00:18:52.840 --> 00:19:05.209

Daniel: Yeah, just as a side note on the topology of shopping malls right so shopping malls that have a cleared as a sort of a winner takes it all scenario. So There's a lot of dead shopping malls, and very few successful ones,

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00:19:05.220 --> 00:19:24.589

Daniel: like the example in Santa Clara. San Jose is Valley fair, Of course There, that's Palato right. So. But even these operators they realize that a mixed-use setting actually makes it even more successful. So I mean santano is the perfect example for that we're extremely

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00:19:24.600 --> 00:19:39.169

Woody Hanson: um for an extremely successful. Some people call it fake urban setting, but it's it's seventy, very, very successful, and it does. It does bring these uses very close together, and some of the the biggest

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00:19:39.180 --> 00:19:58.189

Daniel: and all developers in their country. They would actively integrate housing, often actually housing, actually into their all Nasa plans for new shopping centers. So even for for these kind of typologies that makes uses one hundred and one,

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00:19:58.200 --> 00:20:02.319

Daniel: it's a very, very strong proposal for success.

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00:20:03.150 --> 00:20:08.820

David Kaneda: So in Santana, where is an example of something like that? But you know I've always said that

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00:20:09.000 --> 00:20:10.560

David Kaneda: that I am

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00:20:10.660 --> 00:20:15.659

David Kaneda: downtown. San Jose has got a climate. That is,

104

00:20:15.700 --> 00:20:16.820

David Kaneda: you know

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00:20:17.550 --> 00:20:29.609

David Kaneda: better than any microclimate in the bay area for street life. We've got these fantastic streets with trees over them for shade. If it is more,

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00:20:29.620 --> 00:20:41.989

David Kaneda: you know. I would love to have this like place that's almost like, you know, like a Paris streetscape where you can sit outside and have coffee and things like that. It's like it. Seems like it's just perfect for that.

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00:20:42.000 --> 00:20:44.590

Erin Alley: It's definitely right for that. Um,

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00:20:44.600 --> 00:21:10.359

Daniel: yeah. And I think uh, actually, the pandemic has helped uh a lot of people to realize that more with some of the initiative the the downtown Association has initiated with the the al fresco dining and blocking off uh some three parts of the street. Uh, occasionally. And uh, I think uh, some of these things will actually remain, because uh it. It is, uh, you know, a very attractive addition to you

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00:21:10.370 --> 00:21:14.429

Daniel: to downtown life, and

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00:21:14.460 --> 00:21:21.990

Daniel: and I hope that we can also do some of the things we are working on that the the developers are working on that we can contribute to these kind of concepts.

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00:21:22.000 --> 00:21:40.469

David Kaneda: Yeah, sure. I mean, that brings us, you know really to the second quadrant here, which we talked about and talked about was really elastic, you know. And how does something for a short time and a lot of the in the pandemic um situations that we came across, you know, caused us to pivot temporarily, and you know

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00:21:40.480 --> 00:22:06.959

Erin Alley: I had heard this term elastic a few times when it were reference structures, and I thought you know what came to mind was, you know, the Jello Palace, and meaning that our structure is responsive, and it snaps back um and retracts with each jump jump. But really, for the purposes of this discussion, it means that a space or place that is transformed for a period of time, and then reverts back to what it was before almost.

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00:22:06.970 --> 00:22:21.090

Erin Alley: And this is on the alignment lines of elastic. There's a vast amount of office space right now that lays fallow even still today post-pandemic. All hybrid workplace gains some momentum,

114

00:22:21.100 --> 00:22:50.299

Erin Alley: you know, and who's who no one has the crystal ball. But perhaps you know these magnificent high-rise office spaces could be used for something else. Um you know there's this term day parting, you know things use for day differently than night, the coffee shop that becomes into a club. But if you think about empty, not useful space, you know. Is there something in a cycle, and is there a concept to be explored more, and would contribute to saving resources and being sustainable?

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00:22:50.730 --> 00:23:07.550

Erin Alley: You know that brings to mind this one. I think Gill, who brought that up is the um what was initially like a parklet, and then, when everyone had to shift and eat outside, you know. It became all this outdoor seeding, and you know

116

00:23:07.950 --> 00:23:27.910

Erin Alley: they emerged. A lot of people bought materials, made structures. Some are here to stay, and some are reverting back to parking. And the common denominator here is that it was temporary, and there's other things like that. We talked about this pop up city or festivals. And what can we learn and like what is elastic?

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00:23:27.920 --> 00:23:47.590

Erin Alley: And so you know, really for this group here, what are some strategies, locally, nationally and internationally, that have been implemented to reposition, a building for development short or longer term um to respond to changing community needs user needs. And are these strategies, temporary or permanent,

118

00:23:54.960 --> 00:24:01.780

Erin Alley: you know. I think, Daniel, you had talked a little bit at one point about, you know internationally, we see this.

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00:24:02.850 --> 00:24:20.299

Daniel: Yeah, I mean if you, if you look at if you look at some of the building typologies which have emerged over the centuries in Europe, for instance, the belling block, which was largely developed from like one thousand eight hundred and twenty onwards, I would say predominantly, one thousand eight hundred and twenty on it.

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00:24:20.310 --> 00:24:30.649

Daniel: But these These typologies are still extremely successful today with housing extremely different uses from everything, from

121

00:24:30.660 --> 00:24:43.290

Daniel: from light industrial to residential, and within the residential. It's actually really interesting because it's a of a stratified approach to to class.

122

00:24:45.330 --> 00:25:01.229

Daniel: We're really all society that live in the same building, you know. Of course, there is some level of difference there, but it's a comparatively equal approach to

123

00:25:01.240 --> 00:25:06.229

Daniel: to to a distribution of different

124

00:25:06.260 --> 00:25:23.119

Daniel: residential uses within within within the city; and then the same applies to to urban spaces. Right? So what we see on the screen here, we can talk much more about this than me, but I think urban spaces need to be as flexible as possible. So

125

00:25:23.130 --> 00:25:34.449

Daniel: we have a little quarter pl on our project as it as a section of a second, and San Salvador, and we are designing it in a way, so we can literally post every function. So when

126

00:25:34.460 --> 00:26:02.439

Daniel: during movie week there can be a movie showing to past week, there can be a concert during. I don't have a restaurant week. It can be food sales during every day. People can have to lunch there, and so I think I think, having these really flexible out of spaces which can be adapted to many different community functions, and they work for for every day. I think that that's that's really the foundation for

127

00:26:02.720 --> 00:26:11.099

Daniel: for this for this really truly successful mixed-use urban spaces.

128

00:26:12.820 --> 00:26:28.740

Woody Hanson: Yeah, that's a great point, Dan. I mean downtown West is, is certainly on the larger scale, and and as a result it's being built out over a decade two decades. We'll see how long we can, but how quickly the construction can go. But

129

00:26:28.790 --> 00:26:46.459

Woody Hanson: you know as such we had to really think about what is not only the park that's going to be of the ten parks that are being implemented as part of the project. What is the park tomorrow need? But what is the park in ten, fifteen years need? And so the design guidelines that we wrote on that

130

00:26:46.480 --> 00:27:02.829

Woody Hanson: both have required components, that programmatic elements that the each open space must have. And then there are complementary open spaces. So you have to pick basically two of four of the ones suggested for each open space. And the reason that's important is,

131

00:27:03.420 --> 00:27:21.140

Woody Hanson: you know, the neighborhood has already changed quite a bit. The neighborhoods surrounding the area have changed quite a bit. There's going to be more residents coming in. Neighborhoods. Continue to evolve, et cetera. And so there's a need to leave a little space for flexibility for the one

132

00:27:21.150 --> 00:27:25.839

Woody Hanson: the needs of those open spaces to adapt to it by the time they're built.

133

00:27:26.060 --> 00:27:28.310

Woody Hanson: And i'd also say the other pieces like

134

00:27:28.460 --> 00:27:42.149

Woody Hanson: we don't really know what the land like. We have definitions of land use in a zoning code, and we don't really know what the next generation of land uses will be like co-working wasn't in co-work and co-liv and weren't in zoning code. Not that long ago.

135

00:27:42.160 --> 00:28:01.059

Woody Hanson: And so another thing we did in in downtown West is labeled this broader term of active use. So, instead of specifying how much retail needed to be in every single building in the the exact

location wasn't about retail. It was about active use which could meet community needs in a bunch of different ways, including

136

00:28:01.070 --> 00:28:17.300

Woody Hanson: small office gathering space, et cetera. So, being able to kind of ah open our minds and not be so prescriptive about definitions is helpful to us as we think about how our built environment evolves over time.

137

00:28:18.470 --> 00:28:37.740

Woody Hanson: So, Aaron, when we were planning this meeting out, Daniel made a really interesting comment about a lot of these buildings that have that have ah lasted the test of time. You know. There's there's there's buildings that are one hundred years old that are still in use, and I

138

00:28:37.750 --> 00:28:43.690

David Kaneda: I was thinking about that, and looking at that, and one of the interesting things that

139

00:28:44.590 --> 00:28:59.400

David Kaneda: that I realized about them is those designs. A lot of them are from a time when you know energy was hard to come by inexpensive, and they have really nice passive designs. So I think building sad

140

00:28:59.600 --> 00:29:08.349

David Kaneda: designed that way are inherently a little bit easier to adjust as time goes on this

141

00:29:08.360 --> 00:29:27.530

David Kaneda: this slide. One of the things I was trying to kind of put together and think about is, you know what are what's going on from an energy standpoint. That's a big part of my focus. Um. And right now is a really strange time. Suddenly there's these things that recently it's been just

142

00:29:28.010 --> 00:29:42.449

David Kaneda: and is getting more energy efficient. So the electrical load and the energy that you need is going down. Air conditioners are getting more efficient. Um, like fixtures are getting more efficient, but that's

143

00:29:42.480 --> 00:30:00.949

David Kaneda: kind of changing right now with electrification. Suddenly we're taking things that were powered by natural gas or heated by natural gas border heaters, et cetera, and changing them to electric equipment. Everything from stoves to,

144

00:30:01.180 --> 00:30:10.559

David Kaneda: you know, electric vehicles even. And so there's things that we're trying to do which is

145

00:30:11.380 --> 00:30:21.859

David Kaneda: reduce that energy so actually not reduce the energy youth, reduce the maximum demand. So if you look at this chart, we're trying to

146

00:30:22.490 --> 00:30:23.710

David Kaneda: keep that

147

00:30:23.720 --> 00:30:53.129

David Kaneda: maximum from going up because that requires bigger wires. And um, you know, a bigger grid, and if we could flatten that out, you still use potentially the same amount of energy, but but use it more consistently in a way that's easier to supply, and the things that we have that can help you do that, or efficiency um and batteries now, and that's ah, that's going to be a big thing going forward is looking at how clean batteries and buildings locally to help flatten out that

148

00:30:53.190 --> 00:30:54.959

David Kaneda: the energies,

149

00:30:57.680 --> 00:31:08.999

Erin Alley: you know. That's an interesting point, because, you know, I think you know earlier on we're talking about. You know things lasting a long time and reusing them. But then, you know here,

150

00:31:09.010 --> 00:31:23.790

David Kaneda: you know, being flexible, and we don't know what the forecast is right, I mean, we don't. We we're not seeing we don't know, I mean, who would have imagined the batteries, you know, would have, you know, been the resource at that stage, you know, at one point in

151

00:31:23.800 --> 00:31:29.889

David Kaneda: it. It all has to do with costs, too, right? And what comes down over time and what goes back up, And that's true.

152

00:31:29.900 --> 00:31:31.789

Daniel: You did touch on um a little,

153

00:31:31.800 --> 00:31:47.389

Daniel: And I want to say there's actually a really interesting concept Also, to actually you utilize the car batteries as building energy storage. It's called V. Two G, I believe.

154

00:31:47.400 --> 00:32:03.349

Daniel: Um. And if you compare a typical car has maybe twenty five kilowatts even more. It depends on the manufacturer. But compared to the use or per day of a typical residential unity. This is,

155

00:32:03.400 --> 00:32:33.080

Daniel: and it many times X. While the residential unit needs right. So um with the so they reach court, requesting ah, ten percent of the apartment spaces being maybe equipped, and seventy percent of all spaces being in committee. There's an enormous storage potential just in having cars in the basement, and I think it opens up really fantastic opportunities for making this this arrow, which is on the screen right now, which is one hundred and fifty,

156

00:32:33.090 --> 00:32:43.289

David Kaneda: making that a reality actually at a very low cost, because the battery is already there. And in addition to that, Daniel.

157

00:32:43.300 --> 00:32:53.309

David Kaneda: The other thing is the average commutes. What? Like thirty, thirty, five miles or something a day right nowadays car, you can get a car that's wet.

158

00:32:53.400 --> 00:33:02.779

David Kaneda: Two hundred or three hundred miles in range. So if the grid needs to use your battery and the utility is willing to pay you good money for it

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00:33:02.790 --> 00:33:20.729

David Kaneda: it's no problem to give up a hundred miles. If you have two hundred miles of range, you're only going to need thirty-five miles tomorrow, so I think there's starting to be some really interesting things that can happen where you know ev owners and buildings

160

00:33:20.740 --> 00:33:38.250

David Kaneda: and the grid start working together in a much more synergistic way. Right? We're i'm doing a project right now that it's a a school district that's that's got like one ah hundred buses. So you can imagine how much storage they have, and they're putting a Bd

161

00:33:38.260 --> 00:33:45.030

David Kaneda: chargers, and they're going to work with utility to allow them to take charge off of it when they need it.

162

00:33:47.070 --> 00:33:48.789

David Kaneda: So it's happening already

163

00:33:48.800 --> 00:33:50.310

Erin Alley: starting happening.

164

00:33:50.910 --> 00:33:52.170

Erin Alley: I'm staying with you

165

00:33:52.500 --> 00:33:53.190

Erin Alley: the

166

00:33:53.200 --> 00:33:56.089

So this takes us to kind of this idea of.

167

00:33:56.140 --> 00:34:12.960

Erin Alley: We talked around the beginning ephemeral, and you know that again. We don't know what the future state is. There is no crystal ball, and you know, Do you build in the onset of not knowing what's going to come into play, and our discussion on elastic was about, you know, returning the space or place to the original state, you know.

168

00:34:13.120 --> 00:34:25.889

Erin Alley: And you know how we are, you know, basically in that temporary state. But what if you don't you're not going back? The parklet was a good example. Some cases it's not going back.

169

00:34:25.900 --> 00:34:44.130

Erin Alley: Maybe there's a place for buildings that are not mixed. Use, but rather multimodal. All use still built to last in terms of usefulness. But it's fluid, fleeting and transitory, you know, and maybe it's time to engage on the planet with designing transitions.

170

00:34:44.139 --> 00:34:47.119

Erin Alley: You know, from one state to the other, and this is

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00:34:47.520 --> 00:35:01.580

Erin Alley: when we don't know what lays ahead, and what it you know means to be equitable, because we don't know you know, among what groups are we designing for and resilient? What are we resilient against? And you know sometimes we just we don't know.

172

00:35:01.820 --> 00:35:16.479

Erin Alley: So you know, for the group here. Um, you know. Can you envision the bay area or beyond? You know, community cities adopting or even approaching this type of ephemeral design and development.

173

00:35:20.210 --> 00:35:30.109

Woody Hanson: Yeah, I mean, I can speak to the image on the screen, which is downtown San Francisco, a central business district.

174

00:35:30.440 --> 00:35:45.419

Woody Hanson: We have been working with them over the last, maybe half a year or so to envision. Maybe not the All-use building. But what about the All-use public realm? You know the the streetscape in downtown. San Francisco

175

00:35:45.430 --> 00:35:55.209

Woody Hanson: was built, you know, in the early late one thousand eight hundreds, early, one thousand, nine hundreds, and it was to move around and has been adapted to move around by vehicle.

176

00:35:55.710 --> 00:36:00.940

Woody Hanson: You've got a lot of alleys for loading and service, and now you don't have a lot of

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00:36:01.330 --> 00:36:16.849

Woody Hanson: office workers returning to their desks. And so the task for us was, What can we do beyond the idea of office, conversion, and the land use issue which is there, and the mobility issue Which is there?

178

00:36:17.210 --> 00:36:32.569

Woody Hanson: What else can we do to entice people to get back to the office? And so we were looking at the public realm for different ways, that we could rethink the streets both in design, but also programmatic elements that can entice people to

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00:36:32.580 --> 00:36:39.239

Woody Hanson: want to be downtown beyond the nine to five of a traditional office central business, sister.

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00:36:39.440 --> 00:36:45.660

Woody Hanson: And I think these same sort of things apply to San Pedro Square sofa, et cetera.

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00:36:48.220 --> 00:37:03.990

David Kaneda: Do you think that this is for the group, you know, are the planning and building codes built to enable the space to adapt over time to future uses. I think, David, you had a quote about, You know building codes are slow, and that's rightfully so. Something like say that.

182

00:37:04.000 --> 00:37:26.390

Woody Hanson: So So I was at a conference last week, and somebody made a comment that you know building codes are slow, and maybe rightfully so, or something like that which I hate it actually Um. So. So so my push back on that is that that's historically that's actually true. Right? So building codes tend to be slow, just like

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00:37:26.400 --> 00:37:38.690

David Kaneda: you know other things. Government related things. But one of the things that's happening in the Bay area that's to me is really exciting is

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00:37:38.780 --> 00:37:44.709

David Kaneda: Stretch codes right? So what's it? What's actually happening is there's, you know,

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00:37:45.330 --> 00:37:51.420

David Kaneda: thirty cities, or something like that that are like just trying slightly different things.

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00:37:51.640 --> 00:37:59.579

David Kaneda: They all become little experiments that allow you to sit there and go. You know that one really works well. We should

187

00:37:59.590 --> 00:38:14.440

David Kaneda: adopt that one. So in a way it's a total pain in the neck for designers. Would you mention this earlier? It's just like my God! You know it's like, How do we keep up with like fifty different sets of rules, but, on the other hand, it creates a lot of different

188

00:38:14.680 --> 00:38:33.330

David Kaneda: attempts at moving forward, and you can cherry pick which one's at best and eventually coalesce around that. There's another one up in Seattle, where where they basically we're saying, Forget the energy code. You need to meet this target, and it's up to you how you do it. But you got to meet the target,

189

00:38:33.340 --> 00:38:40.050

David Kaneda: which is like a totally different way of doing an energy code right? But I think

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00:38:40.330 --> 00:38:52.870

David Kaneda: some of these experiments allow us to leap forward much faster and hopefully find good answers faster in a time when things are changing rapidly and hopefully, the codes can keep up with them.

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00:38:58.850 --> 00:39:11.799

Woody Hanson: And I think you know in fairness I agree, David, I don't know if I heard that quote, but I have to say that it is a tricky spot.

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00:39:11.810 --> 00:39:20.009

Woody Hanson: Certain circumstances as an example. You're absolutely right. What? Yeah, That's a touch. No, no, no, I think. But I think there's a certain amount of like,

193

00:39:20.020 --> 00:39:30.989

Woody Hanson: you know. It's hard to argue against the life-safe issues around building. Code. It's hard to argue on life safety when it comes to fire access, which is more of an issue in the public realm. And frankly,

194

00:39:31.000 --> 00:39:50.459

Woody Hanson: it's hard to act. It's hard to argue against accessibility issues which in the public realm we need to make sure, are allowing everybody to move Ah! Effectively. And there are a lot of solutions that don't impact. Those and shouldn't be, you know, shouldn't hold us up from doing innovative or creative things, or,

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00:39:50.470 --> 00:40:03.209

Woody Hanson: better yet trying. And if it doesn't work, then we remove it. And We can do low-cost improvement projects in the public realm that if they don't work, we can try something else

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00:40:03.220 --> 00:40:14.430

Woody Hanson: I love that because you know at the beginning of all this, and you know, positing the idea of always to folks like yourselves. And this group is, you know it's

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00:40:14.780 --> 00:40:26.630

Erin Alley: the codes, you know they do protect us. You know it is fire. It is accessibility, and that is the mainstay. So what are those steps that it is Still, all of those things. But, as you're saying, test and try,

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00:40:27.980 --> 00:40:29.729

Erin Alley: we can find a better way.

199

00:40:31.640 --> 00:40:51.590

Erin Alley: Um, you know, before we go to the closing thoughts, you know who are some partners, I mean. We've talked a lot about jurisdictions and commissions, and you know the communities themselves. The you know the local um, you know municipalities, but who are some other partners that you know support you in your work, and you know to move the needle.

200

00:40:54.240 --> 00:40:58.489

David Kaneda: So one interesting one is

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00:40:58.720 --> 00:41:15.339

David Kaneda: who is Ccas right community choice aggregators. So they're kind of like these. They're almost like startup utility companies, right? So it's like San as a clean energy Silicon Valley, clean energy, peninsula, clean energy. But

202

00:41:15.520 --> 00:41:34.089

David Kaneda: you know there's such a breath of fresh air because they are, you know, have a lot of the powers and utility companies, and and get some of the funding that utility companies get um, but are very small and nimble, comparatively, and so

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00:41:34.100 --> 00:41:49.350

David Kaneda: um i'm working with some of them, and they're you know. They're just doing really amazing work, studying, looking at, you know. Can we get our energy? Not just one hundred percent sourced from renewables but

204

00:41:49.360 --> 00:42:08.069

David Kaneda: twenty four hours carbon-free. So with energy, storage, and and a mix of renewables so the energy that's coming through the pipeline is sourced from renewable energy all day and all night, which is which is amazing. They're doing studies looking at

205

00:42:08.410 --> 00:42:12.720

David Kaneda: this this huge problem of how do we electrify

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00:42:13.070 --> 00:42:38.629

David Kaneda: the all these single-family homes. Right? Somebody is telling me the other day. We need to do a thousand homes a day for like the next twenty years, or something like that to electrify all the

homes in California. Huge problem. Um, And you know, i'm involved in doing some of the calculations. It says, How can you actually do this without having to put the whole system out, and we do it right, and it looks like it might be doable, but it takes some thought

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00:42:40.580 --> 00:42:42.730

Erin Alley: that's great. It's a great one.

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00:42:44.070 --> 00:42:56.519

Daniel: Yeah. And I mean just to add, like what other players are required to fuel this process, I mean, ultimately, capital is required to fuel this process.

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00:42:56.530 --> 00:43:12.149

Daniel: We are in a very lucky position these days that there's a lot of what's called esch capital right? And I think, if we frame our proposals in the right way and it free,

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00:43:12.160 --> 00:43:27.350

Daniel: if you build them on the right principles, this kind of capital will actually support and make sure these visions can become real, and i'm really hopeful that we can be successful with that

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00:43:27.360 --> 00:43:42.430

Daniel: and similar. It's in the venture world. But we are funded as a company by a bunch of people, two thousand one hundred and fifty, and it's the Climate Fund, so it's ultimately that out of Scandinavia

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00:43:42.570 --> 00:43:52.019

Daniel: it's really shifting the paradigm a little bit on how real estate development is also being looked at just from

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00:43:52.430 --> 00:44:03.509

Daniel: from a from a way, how the whole, how an individual project integrates into the bigger picture. So I think it's It's really interesting.

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00:44:05.420 --> 00:44:11.609

Woody Hanson: I have. Yeah, And I have a couple, too, I think, to build on what Daniel is saying. It's capital, and it's also.

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00:44:11.900 --> 00:44:24.019

Woody Hanson: You know the powers that be, and I have to say that the city of San Jose is a really interested partner in getting things done just and really specifically, the planning department,

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00:44:24.030 --> 00:44:35.090

Woody Hanson: the D Ot. And Parks and recreation and neighborhood services have been really great partners in downtown West. I've been. It's also the departments we can't call out into the physical department.

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00:44:35.100 --> 00:44:43.799

Woody Hanson: That's very, that's right. But I from from my experience. I I have rarely seen groups that are so

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00:44:44.510 --> 00:45:02.189

Woody Hanson: so excited and thoughtful, and willing to think differently than is maybe the tradition to date. So i'm just truly kudos there, I think Catalyze Sv: I think there's some of you on the call as a co-presenter.

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00:45:02.200 --> 00:45:10.189

Woody Hanson: They've been really great I think that the way that they organize their feedback for projects is helpful because it doesn't

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00:45:10.220 --> 00:45:29.909

Woody Hanson: things don't get lost in translation. There's a clear Ah! They clearly articulate. Ah! Issues they see with the project or the things that they're most excited about, which helps a design team move it forward, and then i'd say the last one which is really specific to downtown West, and my experience there would be pack Sj.

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00:45:29.920 --> 00:45:32.540

Woody Hanson: Um where

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00:45:33.220 --> 00:45:44.370

Woody Hanson: we started, the project really wanting to adaptively reuse buildings that had the bones to stay, and there were a couple that we ended up doing so with them.

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00:45:44.470 --> 00:45:51.109

Woody Hanson: San Jose Water Company building Hellway, Guy Remarks Building and the old Kearney paddle Marks building the

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00:45:51.260 --> 00:46:00.789

Woody Hanson: and there was a push packets. J. Was really pushing to get more historic character to come through in the final plan,

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00:46:01.360 --> 00:46:16.810

Woody Hanson: and what I appreciate about the approach is that it wasn't a purest preservation with a capital key approach in that the everything needs to be saved to Secretary of Interior Standards. The use needs to remain exactly the same. The orientation of the building needs to stay the same.

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00:46:16.820 --> 00:46:24.189

Woody Hanson: We were able to think more creatively about these resources to celebrate them and integrate them into the plan in a more thoughtful way.

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00:46:28.000 --> 00:46:35.530

David Kaneda: You know, Aaron, one other thing I want to throw out. There is. There's a handful of

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00:46:40.550 --> 00:46:41.589

Woody Hanson: with

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00:46:41.920 --> 00:46:48.760

David Kaneda: worked with some of these, such as you know, Microsoft and Google that are

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00:46:49.590 --> 00:47:03.199

David Kaneda: in some ways, you know they they have deeper pockets, but they're They're then doing the right thing. Um! And leading the charge on some new concepts and things like that, like

231

00:47:03.210 --> 00:47:29.499

David Kaneda: all electric kitchens right that everybody's pushing back on, and chefs are like. Oh, you can't do that, You know i'm a i'm a Chinese chef, and I need to have my gas fired, Walker, which you know, and things like that, and and they're raking those molds. And you know Microsoft, just put a kitchen up in wrestling. That's got induction walk burners right? I have an induction Walkburn in my home. There's you know there's

232

00:47:29.510 --> 00:47:44.070

David Kaneda: all kinds of really interesting things that are out there that are making the changes. You know. Google's done a tremendous amount with housing, and you know, on there on their properties and stuff like that. So? I think

233

00:47:44.330 --> 00:47:48.359

David Kaneda: that's helping to, you know there

234

00:47:48.960 --> 00:47:52.089

David Kaneda: doing some of those experiments to make it

235

00:47:52.130 --> 00:48:11.000

David Kaneda: prove that it can work number one and number two after it's been done a couple of times a lot of times. The crises come down and make it so. It's affordable to everyone. So I think you know you gotta give them a shout out because they've taken the chances that you know the rest of us regular people can always do.

236

00:48:11.870 --> 00:48:13.689

David Kaneda: They're like the proof of concept.

237

00:48:13.700 --> 00:48:17.490

David Kaneda: Yeah, they have to toast, right. They have to try.

238

00:48:17.500 --> 00:48:26.720

Daniel: The walk is always a big topic. When we did Adobeino's Tower during my dynamic weekend's that the walk was certainly high on the list.

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00:48:26.830 --> 00:48:32.559

Daniel: Kobinos tower is the first new commercial all-electric building in downtown.

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00:48:32.720 --> 00:48:33.890

David Kaneda: Nice Daniel

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00:48:36.020 --> 00:48:44.229

Erin Alley: um any closing thoughts from you all from the panelists. Uh before we go into the Q. A.

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00:48:45.510 --> 00:48:48.369

Daniel: I'm. Excited to answer some questions.

243

00:48:49.040 --> 00:48:51.390

Erin Alley: Let's do that, All right, Jessica.

244

00:48:51.610 --> 00:49:18.940

Daniel: Hello, Yeah, everybody. Um. So again I encourage you all to to drop some questions into the Q and A. Um i'm going to give some people to i'm going to give them a chance to drop some more questions, and i'm going to start with one of my own. Actually. Um! I was wondering if you all could. Um. I know you touched on it a little bit, but if you could more explicitly address how this model can be used to address some of the equity concerns in the Bay area. Um. And

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00:49:18.950 --> 00:49:24.559

Jessica Peyton / SPUR Public Programs: some of the concerns that the rest of the United States is facing as well. But in obey context specifically,

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00:49:28.610 --> 00:49:34.689

Woody Hanson: I mean, I think one element of that from a land use perspective is the

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00:49:35.350 --> 00:49:53.839

Woody Hanson: the idea that office space is consolidated downtown is an inequitable solution, and I think, where Covid has pushed us is to a more decentralized model, where not only is our maybe our workspace is literally in our homes, but also that we want to work closer to where we

248

00:49:53.850 --> 00:50:02.970

Woody Hanson: sleep. We want to eat at local restaurants. We want to be able to have a bubble that's smaller and have everything within that fifteen minute walk.

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00:50:03.350 --> 00:50:05.180

Woody Hanson: So I would say,

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00:50:06.440 --> 00:50:21.299

Woody Hanson: planning strategies like the Urban village plan, for San Jose is a really important model for that, and it helps bring neighborhood character and services more in a more distributed way across the city.

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00:50:21.650 --> 00:50:22.689

Jessica Peyton / SPUR Public Programs: Okay,

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00:50:22.800 --> 00:50:30.510

Daniel: yeah. And then obviously bringing more housing density and providing models for

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00:50:30.520 --> 00:50:55.329

Daniel: ah, for access to to these units for abroad, for a broad income range um to downtown, it's it's exactly the same on the right, ultimately uniting um multiple layers of society in a relatively small urban area Will will will certainly help overcome, or at least ease, some of the the equity issues we are seeing.

254

00:50:55.340 --> 00:50:56.490

Daniel: Yeah,

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00:50:56.700 --> 00:51:10.849

David Kaneda: Yeah, I'm: a hundred percent behind that. I think high density housing right, and lots of it. That that's probably the biggest in my mind in the Bay area. That's the biggest issue, right? Because not enough housing. The prices go up

256

00:51:10.860 --> 00:51:25.899

David Kaneda: and you can't afford to live there unless you're like you know a tech entrepreneur or whatever right. And so the other thing is, I used to live in London, and they were pretty good about mixing

257

00:51:25.910 --> 00:51:42.579

David Kaneda: Ah, low-income housing just into the community, rather than having like the poor neighborhoods and the rich right, And so it was just mixed in, and it was just there, and you know I don't. I don't know how you do that, and and

258

00:51:42.590 --> 00:51:48.689

David Kaneda: in in the Us. And in California. But you know I think it's

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00:51:48.700 --> 00:52:05.180

David Kaneda: the more you can make that happen the better. I live in Kurtino, and it's kind of the opposite of that. I hate to say that, but I think

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00:52:05.510 --> 00:52:21.259

David Kaneda: those types of things kind of to help make community mix communities. Actually, I feel like i'm more more vibrant. And you know, than that that the differences actually kind of create some some good stuff.

261

00:52:21.270 --> 00:52:33.689

David Kaneda: I mean. It's a way to thrive. I mean, you give an example of affordable and you know, mid-market. There's also, you know, you think, of senior housing and other places like

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00:52:33.700 --> 00:52:43.949

David Kaneda: I also think there's a mix there, that's vitally needed, you know. You need to Yeah. So generations together, and we see it in Europe and Denmark, where they mix and support each other, and that's

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00:52:43.990 --> 00:52:47.490

Erin Alley: something that's not really quite landed here yet.

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00:52:47.500 --> 00:52:48.470

Don't

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00:52:48.480 --> 00:52:50.569

Woody Hanson: so. I think the idea that are too

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00:52:50.700 --> 00:52:52.290

Woody Hanson: Oh, sorry! Didn't go on

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00:52:52.300 --> 00:53:01.190

David Kaneda: the other thing. Sorry The other thing is that I think, having being able to provide

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00:53:01.200 --> 00:53:18.799

David Kaneda: lots of housing. Then you know it. It's synergistic with hey? Now I don't need to own a car right? It's all walkable neighborhoods, and we can, You know I could just live there, walk to the coffee shop, walk to the the cleaners, walk to the grocery store, and i'm good, and walk to the office. Of course.

269

00:53:20.270 --> 00:53:22.470

Woody Hanson: Yeah. And I was just going to add that

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00:53:22.810 --> 00:53:24.459

Woody Hanson: one of that

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00:53:24.760 --> 00:53:35.219

Woody Hanson: one of the ways to deliver more affordable housing and more housing period is through these larger scale projects, and you get this kind of

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00:53:35.230 --> 00:53:56.650

Woody Hanson: energy and this opportunity for our community benefit dollars and the affordable housing and the parks, and everything that comes with it that is just not possible at a smaller scale. And so sometimes those big projects can be big and scary, but they really go a long way in delivering the things that we need in our neighborhoods, and all in one place, and thought through comprehensively,

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00:53:56.660 --> 00:54:07.270

Erin Alley: and it removes the stigma that, you know is across a lot of the separate developments up to this point in between single-family and multi-family,

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00:54:08.260 --> 00:54:37.540

Daniel: and and the the equality is actually it's. It's not a poor rest of threshold. It's there it's basically a continuum between those two extremes. And one of the things we are looking at in depths with our companies also are what's called the missing middle to access the the housing market. I mean in Santa Clara County, the ami for a for-person household, and a Mi is for the C

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00:54:37.550 --> 00:54:45.710

Daniel: sixty thousand dollars. This is insane. So you need one hundred and eighty percent ami to even have a chance for ownership.

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00:54:45.720 --> 00:55:00.610

Daniel: And this is just excluding so many people, basically everybody who is not a tech worker or otherwise. And it's really developing strategies to

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00:55:01.130 --> 00:55:17.369

Daniel: to bring these people into into having an opportunity for ownership. And this is really outside of the affordable housing world as well. I mean, that's That's an important piece as well, but it's the the problem is much bigger than that.

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00:55:18.000 --> 00:55:20.990

David Kaneda: So what he can ask you a question. You

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00:55:21.000 --> 00:55:23.679

David Kaneda: you were talking about big projects.

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00:55:24.320 --> 00:55:30.819

David Kaneda: One of the things I don't like is I up on, you know, North First Street there's a lot of I.

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00:55:31.120 --> 00:55:52.539

David Kaneda: It's got housing, and it's got offices, but they're really big projects, right? And so it's like, you know. You gotta walk like a quarter of a mile, just to get from the housing to like the first office ability. How do you keep that from happening? Right? I mean, these are big projects, you know, when you said that that's the first thing that pops it in my mind.

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00:55:52.560 --> 00:55:54.169

Woody Hanson: Yeah, totally.

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00:55:54.280 --> 00:56:13.820

Woody Hanson: It's hard to speak to the specific examples. I mean, we had a compounding problem where deer down station. Were along, you know, a heavy rail line right? So you've got a mile and a half of something that's passable three times, and I think that's where, instead of creating

284

00:56:13.910 --> 00:56:27.560

Woody Hanson: one big park where you already have arena green and you already have low Scottish Creek, which is being improved, et cetera. Distribute that into ten different parks, each with a different character that serves the surrounding area.

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00:56:27.930 --> 00:56:33.120

Woody Hanson: Don't put a bunch of office, You know this. The whole idea of this was like you.

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00:56:33.130 --> 00:56:46.420

Woody Hanson: The Ah, this is not an office part period. This is part of downtown. Right? So residential and office are going to be next to each other, next to a hotel, and there is going to be ground floor active uses, as we were calling them throughout. So

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00:56:46.430 --> 00:56:57.679

Woody Hanson: you know the market will drive where there's what those active uses become, and that'll come from what the neighborhood is desiring. Right. That's what will make them successful in the end.

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00:56:58.630 --> 00:57:16.119

Jessica Peyton / SPUR Public Programs: So I have a question from somebody in the audience that I think each of you could touch on. So when you think of your ideal of all use scenario. Do you imagine buildings that combine or change uses in the same day a week? Or do you think of buildings that are designed with flexibility to be easily altered from one use to the other.

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00:57:18.160 --> 00:57:20.990

Daniel: I can answer it very quickly. It's all of the above.

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00:57:21.000 --> 00:57:21.910

Jessica Peyton / SPUR Public Programs: Okay,

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00:57:21.920 --> 00:57:23.389

Woody Hanson: I was going to say the same thing.

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00:57:23.400 --> 00:57:26.829

Woody Hanson: I think one of the things on that is like we have to get

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00:57:26.890 --> 00:57:42.029

Woody Hanson: like. We need to also enable, like local entrepreneurs, local business entrepreneurs to think creatively about this, too, like planners and designers shouldn't be the only ones thinking about like it could be cafe by day and like club by night, right like

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00:57:42.180 --> 00:57:49.569

Woody Hanson: business owners like know how to best utilize their space, and so enabling them as it would be ideal.

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00:57:52.950 --> 00:58:06.599

Jessica Peyton / SPUR Public Programs: Ok, I think we have time for one more so. Is there any effort for collaboration among zoning or code agencies to move towards a sort of best of set of common core regulations across geographies.

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00:58:07.020 --> 00:58:12.230

Woody Hanson: Dad, I wish I don't see that happening,

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00:58:12.510 --> 00:58:15.060

Woody Hanson: because he takes the first thing

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00:58:15.240 --> 00:58:26.880

David Kaneda: Doesn't it seem like, though, that you know, like I said, There's a lot of this stuff with code going on and stuff, but it it feels to me like everybody's kind of looking around at everybody else.

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00:58:26.890 --> 00:58:46.489

Woody Hanson: Yeah, look for that. So I think they're indirectly. There's some of that happening, I think totally. And then you get like Frankenstein diversions where you see a little bit of this from that, a little bit of this from the other. So there's no like unifying course. But I will say that, like the State is clearly trying to do much of that.

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00:58:46.500 --> 00:59:00.090

Woody Hanson: Ah, you know, handing down requirements around density or housing production, or whatever. So it's not happening at the granular level necessarily. But there's some of that that's being almost forced upon cities for better for us.

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00:59:00.100 --> 00:59:02.390

Erin Alley: Yeah, the housing element targets right? That's

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00:59:02.400 --> 00:59:03.689

Woody Hanson: yeah, exactly.

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00:59:03.700 --> 00:59:18.730

Daniel: And I actually do think there's a lot of conversation across different municipalities. Whether that's necessarily results in alignment, i'm not sure. But I at least know that there's a lot of communication. And actually, sometimes, if you follow

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00:59:18.740 --> 00:59:36.959

Daniel: the career part of some of the people in the planning department, they're like, hey? But you know, the next year. Mount will be next time. But San Jose is like, Oh, okay. So there is kind of this, this knowledge transport, and so I think that's quite interesting, but I think that's also a much deeper

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00:59:37.260 --> 00:59:54.149

Woody Hanson: issue with the fragmentation of different agencies. If you just look at transport in the bay area, I believe There's five to seven different agencies, right? A theory done alone has five agencies like Pta embard, and and

306

00:59:54.160 --> 01:00:09.000

Daniel: in high speed rail, and and then it's it's. It's It's practically impossible to to get these people to mind right. So um and uh, you know it's It's just uh, I think I think if we can design for

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01:00:09.660 --> 01:00:21.230

Daniel: for flexibility. And then I think some of these things also just fall in place. This is my positive approach to this problem. I guess. So

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01:00:21.380 --> 01:00:22.950

Daniel: everybody that's

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01:00:23.520 --> 01:00:25.989

David Kaneda: yeah, And I feel like a little bit of

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01:00:26.000 --> 01:00:34.800

David Kaneda: right now. Creative dissonance is good right because things are changing so rapidly right? So it's like trying to make the adjustments. It's like

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01:00:35.320 --> 01:00:41.510

David Kaneda: it feels like the pace of change has accelerated over the last couple of years,

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01:00:41.570 --> 01:00:53.789

David Kaneda: you know. Maybe some of that non-alignment is not a bad thing, but but hopefully, at some point things will settle down a little, and then we can kind of carry kick best ideas and and start.

313

01:00:53.800 --> 01:01:09.989

David Kaneda: I don't I don't want to. I don't want to write on the transport thing too much, but you mentioned David. You mentioned London earlier. The lemon has Cfl: right from port for London. It's literally combining every yeah moving, and it works really well, Right? It's. It's the best thing. The oyster. God is the best.

314

01:01:10.000 --> 01:01:14.289

David Kaneda: Yeah. And I wish we would have something like that.

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01:01:14.300 --> 01:01:14.890

David Kaneda: Yeah,

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01:01:14.900 --> 01:01:21.949

David Kaneda: yeah, It's some things definitely work better if it's if they can get it unified. Right?

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01:01:21.960 --> 01:01:22.930

Daniel: Yeah.

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01:01:23.060 --> 01:01:37.680

Jessica Peyton / SPUR Public Programs: Well, we've come up on the hour. It went by very quickly, and it was very rich discussion. So I thank you all for participating. Thank you to our audience for your comments and your questions. I'm sorry we didn't get to all of them.

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01:01:37.690 --> 01:02:01.059

Jessica Peyton / SPUR Public Programs: We will. We will be sending out the recording in a few days as well as a copy of the Chat and the Q. A. Um. If you have any questions, feel free to email public programs at Spur Dot Org, and i'd like to thank everybody. Aaron, David Daniel Woody um sherry all of our co-presenters for this wonderful event. And I hope to see you all at the next program.

320

01:02:02.570 --> 01:02:08.869

Woody Hanson: Thank you. Thank you. Thank you. Thank you. Have a great evening.